

FOR SALE

# FORMER ITALIAN BAKERY BUILDING & LOTS

**MODERN MIXED-USE PROPERTY**

**CONSTRUCTED IN 2023**

10644 - 97 Street NW  
Edmonton, AB



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# PROPERTY HIGHLIGHTS

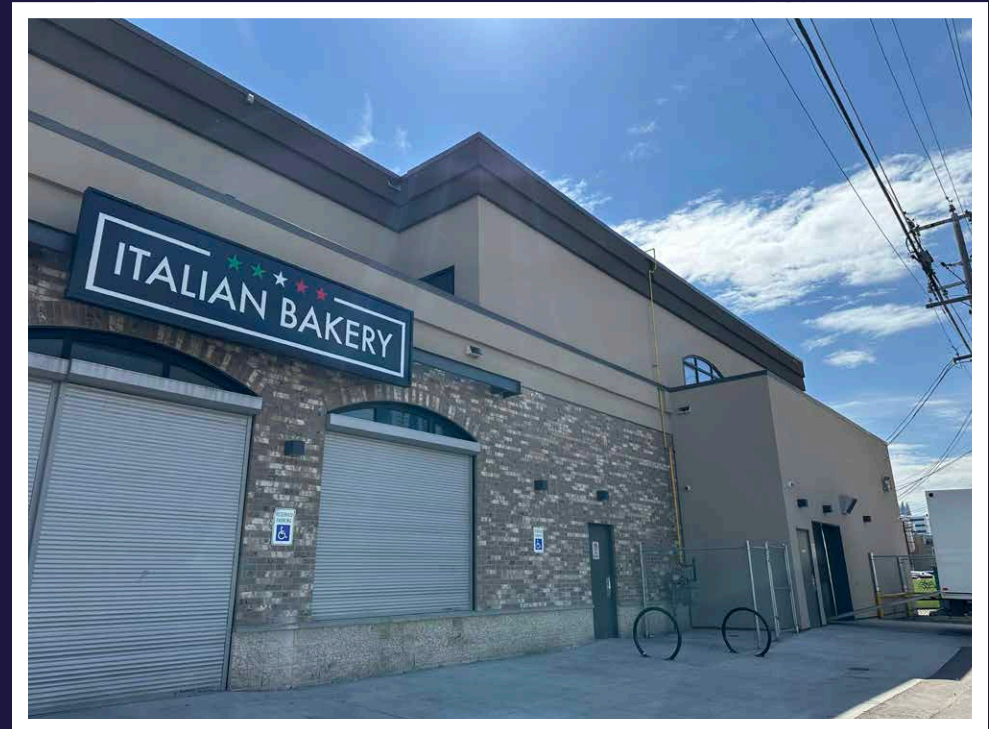
This newly constructed two-story building offers a prime opportunity for investors and business owners alike. Located in the heart of McCauley, Edmonton, this property features a contemporary steel and block construction, ensuring durability and longevity. With a total building size of 11,269 square feet, it provides a versatile space that combines commercial and residential components. The main floor spans 7,829 square feet, designed for commercial use with excellent visibility and signage on both the east and north façades. The second floor, measuring 3,440 square feet, includes a three-bedroom residential suite and an office area, offering additional flexibility for potential buyers.

# PROPERTY DETAILS

- Purchase opportunity for a unique operator.
- Centrally located opportunity
- Area (1 Km Radius) Retail Vacancy at less than 2%
- Long standing area businesses include: The Brick, Lucky Supermarket, 97 Hot Pot, Hong Kong Bakery, Golden Bird Restaurant, Lee House and many others



**BUILDING OPPORTUNITY**



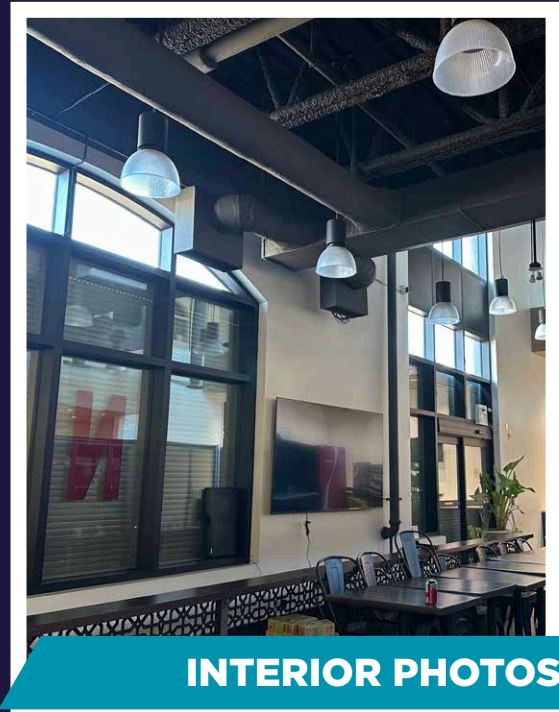
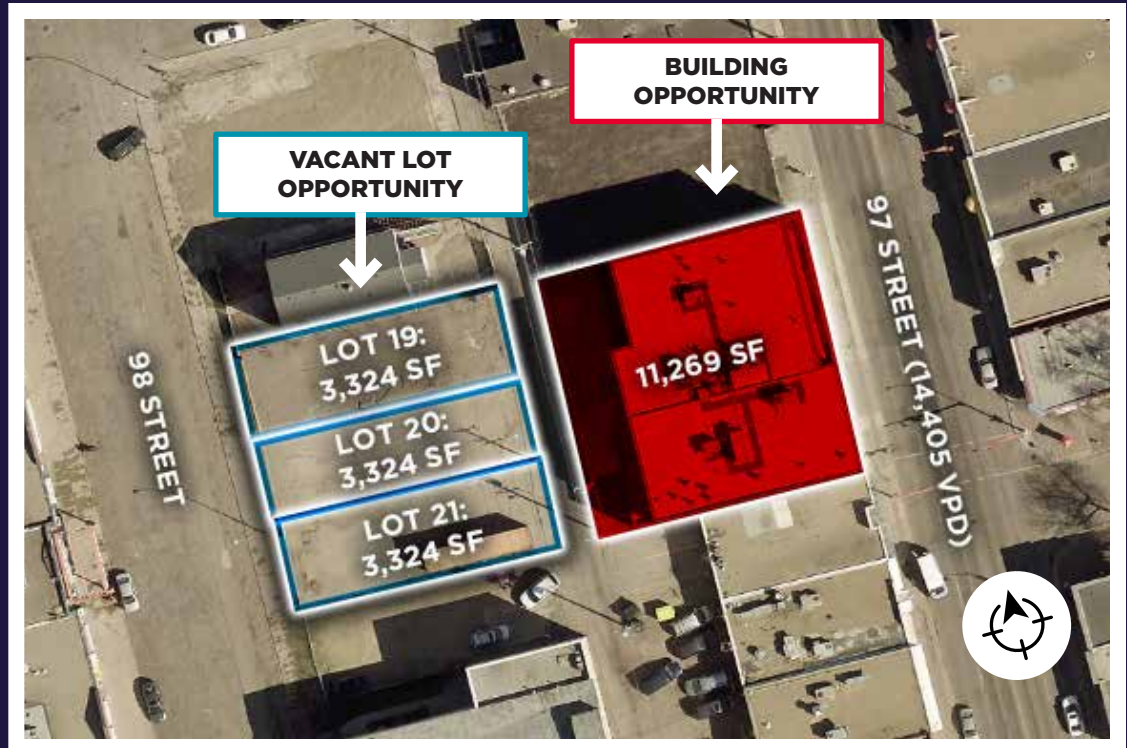
# SALE DETAILS

## Building Details:

<b>Building Area:</b>	Main Floor: 7,829 SF Second Floor: 3,440 SF Total: 11,269 SF
<b>Municipal Address:</b>	10644 - 97 Street NW
<b>Legal Description:</b>	Plan NA, Block 12, Lot 10-12
<b>Land Area:</b>	9,812 SF
<b>Property Taxes</b>	\$81,083.16 (2025)
<b>Assessed Value:</b>	\$1,796,500 (2025)
<b>Zoning:</b>	MU - Mixed Use
<b>Year Constructed:</b>	2023
<b>Construction Type:</b>	Steel and Concrete
<b>Listing Price:</b>	\$2,300,000

## Vacant Lot Details:

<b>Total Lot Area:</b>	9,973 SF (3,324 SF each)
<b>Price:</b>	Contact Agent
<b>Municipal Address:</b>	10643/45/51 - 98 Street
<b>Legal Description:</b>	Plan NA, Block 12, Lot 19-21
<b>Property Taxes:</b>	Lot 19/20/21: \$16,523.09 (2025)
<b>Assessed Value:</b>	Lot 19/20/21: \$607,000 (2025)
<b>Zoning:</b>	MU - Mixed Use Zone



INTERIOR PHOTOS

# AERIAL VIEW



<b>12,511</b> <b>POPULATION</b> <i>Within 1 KM</i>	<b>\$72,423</b> <b>AVG. INCOME</b> <i>Within 1 KM</i>	<b>6,537</b> <b>HOUSEHOLDS</b> <i>Within 1 KM</i>
<b>98,302</b> <b>POPULATION</b> <i>Within 3 KM</i>	<b>\$ 93,689</b> <b>AVG. INCOME</b> <i>Within 3 KM</i>	<b>51,926</b> <b>HOUSEHOLDS</b> <i>Within 3 KM</i>
<b>218,032</b> <b>POPULATION</b> <i>Within 5 KM</i>	<b>\$104,104</b> <b>AVG. INCOME</b> <i>Within 5 KM</i>	<b>104,697</b> <b>HOUSEHOLDS</b> <i>Within 5 KM</i>



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