

\$1,369,000 - 11019,21,23 107 Avenue, Edmonton

MLS® #E4429236

\$1,369,000

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Queen Mary Park, Edmonton, AB

Absolutely stunning opportunity to own this commercial and residential mix building, Completely Renovated from top to bottom ! over 4300sf of total space inc basement , updated plumbing & electrical systems ! new water-proof exterior stucco, new flooring, fully leased out , great tenant mix, EXCELLENT return on your investment, MAIN floor has a BRANDED restaurant franchise and a long term community CONVENIENCE store , UPPER floor has 2 residential suites: 1st one has 3 bedrooms, kitchen, full bath , 2nd suite has 2 bedrooms, kitchen and bath , basement has option for laundry, utility area, one hot water tank & furnace, 4 ton roof top unit, and lot of storage area . THIS property sits on a busy street with a lot of street exposure. do not approach owner/tenants directly. THERE IS a plenty of parking for the customers.

Built in 1945

Essential Information

MLS® #	E4429236
Price	\$1,369,000
Bathrooms	0.00
Acres	0.00
Year Built	1945
Type	Retail
Status	Active



Community Information

Address	11019,21,23 107 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0X6

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	April 4th, 2025
Days on Market	28
Zoning	Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:32am MDT