

# \$3,299,800 - 10115 107 Avenue, Edmonton

MLS® #E4369044

**\$3,299,800**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Central Mcdougall, Edmonton, AB

Excellent investment - two storey mixed commercial building located on high traffic road of 107 Avenue. Approximate 15,600 sqft on 2 levels - consisting of 5 retail spaces on main floor with own utility meters. 9 units on second floor (1-1 bedroom, 6-2 bedroom, 2-3 bedrooms) which were built in 2000. Many upgrades: new roof in 2014, upstairs boiler in 2010, upstairs hot water tank in 2015, parking surface in 2012, exterior face lift in 2012, signs in 2018, upstairs ceramic tiles in 2017. 23 Parking stalls, 2 parking stalls rented to next door dentist, 1 garage rented to a mechanic.

Built in 1961

## Essential Information

MLS® #	E4369044
Price	\$3,299,800
Bathrooms	0.00
Acres	0.00
Year Built	1961
Type	Multi-Family Commercial
Status	Active

## Community Information

Address	10115 107 Avenue
Area	Edmonton
Subdivision	Central Mcdougall



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0V4

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	January 4th, 2024
Days on Market	459
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 April 6th, 2025 at 11:47pm MDT