

## \$1,250,000 - 11303 95 Street, Edmonton

MLS® #E4433930

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great investment opportunity! Well maintained three storey commercial building that generates a good income. The main floor is occupied by a cafe and convenience store. The second floor has two separate community organizations. The third floor is under negotiations. Parts of the basement are rented as storage. Do not miss this fantastic investment opportunity.

Built in 1971

### Essential Information

MLS® #	E4433930
Price	\$1,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Retail
Status	Active

### Community Information

Address	11303 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L2



**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	12
Zoning	Zone 05

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Listing information last updated on May 13th, 2025 at 2:17pm MDT