\$1,400,000 - 6932 104 Street, Edmonton

MLS® #E4442530

\$1,400,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Allendale, Edmonton, AB

Incredible opportunity to own a high-exposure, mixed-use building in Allendale! 6932 104 St NW offers 8,065 sq/ft of versatile space with two street-level commercial units and two spacious residential suites above. Zoned DC1, the property supports a wide range of business uses. Upstairs features a 1,493 sq/ft 3-bedroom unit and a 1,745 sq/ft 4-bedroom unit, both well-maintained and income-ready. Located directly on Calgary Trail, this property benefits from massive daily traffic volumes and unbeatable visibility. A large mural by renowned artist Dave Thomas adds character and draws attention. With Strathcona High School park across the street and the planned Rollie Miles Rec Centre nearby, this is a prime location with steady foot traffic and long-term value. A rare investment with flexibility, income potential, and future upside in a central corridor.

Built in 1975

Essential Information

MLS® # E4442530 Price \$1,400,000

Bathrooms 0.00
Acres 0.00
Year Built 1975
Type Retail







Status Active

Community Information

Address 6932 104 Street

Area Edmonton
Subdivision Allendale
City Edmonton
County ALBERTA

Province AB

Postal Code T6H 2L7

Exterior

Exterior Concrete, Block, Wood Frame

Roof Flat Roof, Torch On

Construction Concrete, Block, Wood Frame

Additional Information

Date Listed June 15th, 2025

Days on Market 123

Zoning Zone 15

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Listing information last updated on October 15th, 2025 at 9:47pm MDT