\$999,999 - 10732 96 Street, Edmonton

MLS® #E4452073

\$999,999

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

Mccauley, Edmonton, AB

Rare Investment Opportunity in the Heart of Downtown Edmonton! This fully upgraded and meticulously maintained 21-unit rooming house offers exceptional income potential, with a net annual profit of over \$100K. A true standout in the city, the property features secure fob access, coin-operated laundry, four shared bathrooms (two per floor), and a professionally managed tenant base with long-term occupancy averaging 8 years. The basement includes in-floor heating, dedicated storage, a workshop, and an office area. Ownership includes the land, and with significant renovations already completed, this turnkey building is a low-maintenance, high-reward asset for any savvy investor.



Essential Information

MLS® # E4452073 Price \$999,999

Bathrooms 0.00
Acres 0.00
Year Built 1926

Type Multi-Family Commercial

Status Active

Community Information

Address 10732 96 Street







Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 2J6

Exterior

Exterior Wood Frame

Roof Asphalt Shingles

Construction Wood Frame

Additional Information

Date Listed August 8th, 2025

Days on Market 87

Zoning Zone 13

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Listing information last updated on November 3rd, 2025 at 8:17pm MST