

# \$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 7  
Zoning Zone 08

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Listing information last updated on April 11th, 2025 at 9:02am MDT