# \$719,900 - 11734 95 Street, Edmonton

MLS® #E4442362

### \$719,900

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

Alberta Avenue, Edmonton, AB

CLEAN AND WELL LOCATED AFTER THIS MULTI-TENANTED MIXED USED COMMERCIAL TWO STORY BUILDING SECOND FLOOR CONSIST OF 3 ONE BEDROOM AND ONE BACHELOR, MAIN TWO RETAIL SPACES ONE RETAIL SPACE IS LEASED UNTIL JUNE FIRST 2026 WITH WITH A OPTION PERIOD SPACE NUMBER 2 USED BY THE OWNER, BUILDING HAS HAD MANY UPGRADES OVER THE YEARS. CLOSE TO COMMUNITY SHOPS AND SERVICES MINUTES AWAY BY FOOT MIXED COMMERCIAL- RESIDENTIAL PAVED PARKING LOT AND FULLY FENCED, WITH GATE AND PLUGS FOR THE TENANTS LOT ALSO HAS A DRAIN BUILDING FACES 95 ST ACROSS FROM SHOPPING CENTER AND DOWNTOWN AUTO GREAT OPPORTUNITY FOR A FIRST TIME INVESTOR IDEAL FOR A DAYCARE. MAIN FLOOR HAS AIT CONDITIONING IN BOTH BAYS.





Built in 1934

### **Essential Information**

MLS® # E4442362 Price \$719,900

Bathrooms 0.00 Acres 0.00 Year Built 1934

Type Multi-Family Commercial

Status Active

## **Community Information**

Address 11734 95 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1L9

### **Exterior**

Exterior Mixed
Construction Mixed

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 138

Zoning Zone 05

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Listing information last updated on October 29th, 2025 at 8:47pm MDT