

# \$0 - 10870 96 Street, Edmonton

MLS® #E4418176

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Mccauley, Edmonton, AB

Great location and excellent exposure on 96 Street & 108 Avenue. 690 SF +/- main floor retail/office space in a well-maintained building. Ample front and side street parking for customers. Rental rate of \$20,00/sq. ft. net with \$11.50 /sq. ft operating costs inclusive of property tax, management, common area maintenance and utilities.

Built in 2009

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4418176 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2009     |
| Type       | Retail   |
| Status     | Active   |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10870 96 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 2K1         |

## Exterior



|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 13            |

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Listing information last updated on April 19th, 2025 at 8:47am MDT