

## \$799,999 - 6551/6553 111 Street, Edmonton

MLS® #E4420277

**\$799,999**

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

Parkallen (Edmonton), Edmonton, AB

One of the most noted buildings is Parkallen. This former 4 plex has received many upgrades since 2018. It is zoned CNC and has a mix of 2 x 2 bedroom suites up stairs and the main floor has been converted from 2 suites to the operation of a 1800sq' Tattoo and Tattoo removal business on the main. The suites have individual meters and furnaces and have received new flooring, kitchen, appliances and bathrooms since 2018 or sooner. The main floor has one full bath with shower and one wheel chair friendly 2 piece bathroom, 2 private rooms and a large shared space. Storage is placed under the stairs and shared laundry is in the utility room at the rear of the building. This is a corner lot with a single garage and 4 to 6 parking stalls off street. All units are rented and this can be a turn key investment, future owner operator building or future building site. The city may approve a garage suite or even a second standalone residential in the back yard.

Built in 1956

### Essential Information

MLS® #	E4420277
Price	\$799,999
Bathrooms	0.00
Acres	0.00



Year Built	1956
Type	Multi-Family Commercial
Status	Active

### **Community Information**

Address	6551/6553 111 Street
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4R5

### **Exterior**

Exterior	Wood Frame
Roof	Tar & Gravel
Construction	Wood Frame

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	38
Zoning	Zone 15

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Listing information last updated on March 14th, 2025 at 7:17am MDT