

\$999,900 - 10732 96 Street, Edmonton

MLS® #E4414368

\$999,900

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

Mccauley, Edmonton, AB

OWN THE LAND, SUBSTANTAILLY RENOVATED BUILDING AND A PHENOMINAL REVENUE PRODUCING COMPLEX ALL IN ONE! BEST MAINTAINED ROOMING HOUSE IN ALL OF EDMONTON CURENTLY GENERATING NET PROFIT OF \$101,383.78 A YEAR! THIS IS THE TAJ MAHAL OF ROOMING HOMES! Located in Downtown Edmonton this property BOASTS 21 SUITES, 4 BATHROOMS (2 ON EACH FLOOR), COIN OPERATED LAUNDRY, FOB ENTRY and so much more! The lower level is currently used for storage along with office and workshop ALONG WITH IN-FLOOR HEATING IN THE BASEMENT. The average tenant has been long term (8 years on the average) and this property is in very good condition and managed professionally. Current gross revenue is \$141,720.00 and net profits which are\$ 101,383.78 an AMAZING CAP RATE OF JUST OVER 10%! NOW BOASTING NEW SHAW INTERNET, RENT ROLL TO INCREASE ON MARCH 01, 2025

Built in 1926

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4414368 |
| Price | \$999,900 |
| 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 | Stucco, Wood Frame |
| Construction | Stucco, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 22nd, 2024 |
| Days on Market | 169 |
| Zoning | Zone 13 |

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Listing information last updated on May 9th, 2025 at 11:02pm MDT