

## \$769,900 - 11734 95 Street, Edmonton

MLS® #E4442362

**\$769,900**

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

Built in 1934

### Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4442362                |
| Price      | \$769,900               |
| 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          92  
Zoning                      Zone 05

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