

\$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	113
Zoning	Zone 05

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Listing information last updated on October 4th, 2025 at 3:47pm MDT