

## \$999,999 - 10732 96 Street, Edmonton

MLS® #E4452073

**\$999,999**

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

McCauley, Edmonton, AB

Rare Investment Opportunity in the Heart of Downtown Edmonton! This fully upgraded and meticulously maintained 21-unit rooming house offers exceptional income potential, with a net annual profit of over \$100K. A true standout in the city, the property features secure fob access, coin-operated laundry, four shared bathrooms (two per floor), and a professionally managed tenant base with long-term occupancy averaging 8 years. The basement includes in-floor heating, dedicated storage, a workshop, and an office area. Ownership includes the land, and with significant renovations already completed, this turnkey building is a low-maintenance, high-reward asset for any savvy investor.

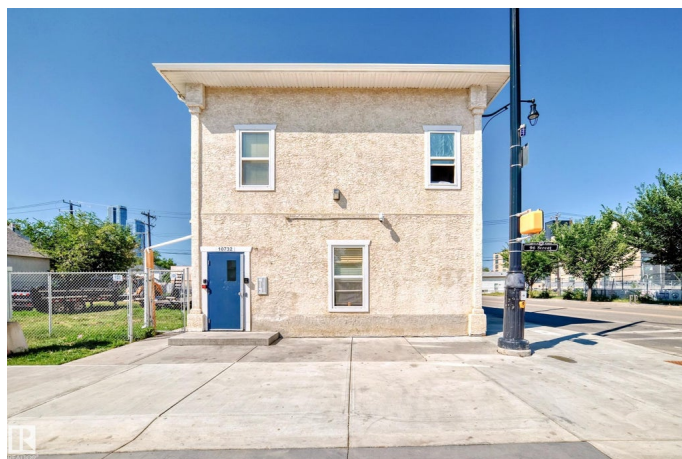
Built in 1926

### Essential Information

MLS® #	E4452073
Price	\$999,999
Bathrooms	0.00
Acres	0.00
Year Built	1926
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	10732 96 Street
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Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2J6

### **Exterior**

Exterior	Wood Frame
Roof	Asphalt Shingles
Construction	Wood Frame

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	4
Zoning	Zone 13

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Listing information last updated on August 12th, 2025 at 5:32pm MDT