

## \$0 - 10870 96 Street, Edmonton

MLS® #E4455664

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Mccauley, Edmonton, AB

Great location and excellent exposure on 96 Street & 108 Avenue. 534 main floor retail/office space with an open concept in a well-maintained building. Ample front and side street parking for customers. Rental rate of \$20,00 sq.ft. net with \$11.50/sq.ft. operating costs inclusive of property tax, management, common area maintenance and utilities.

Built in 2009

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4455664 |
| Lease Rate | \$20     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2009     |
| Type       | Retail   |
| Status     | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10870 96 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 2K1         |



**Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 43                  |
| Zoning         | Zone 13             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 12:32am MDT