

ONLINE AUCTION

Allows For Conditions



MIXED-USE RETAIL PLUS ADJACENT LOTS, OFFICES, & PENTHOUSE – MINUTES TO ROGERS PLACE ARENA

10644 97 Street NW, Edmonton, Alberta T5H 2L6

FRE Auctions and Cushman & Wakefield Edmonton are pleased to present the Online Auction Plus® event (allows for conditions) for the versatile mixed-use building, three adjacent fenced lots, an upper-floor luxury penthouse with city skyline views, and independent office suites.

PROPERTY HIGHLIGHTS

Strategic Location:

- Access to regional transits into the downtown core.
- Minutes to Rogers Place, the Ice District, major employment hubs, the EPS Downtown Division station.

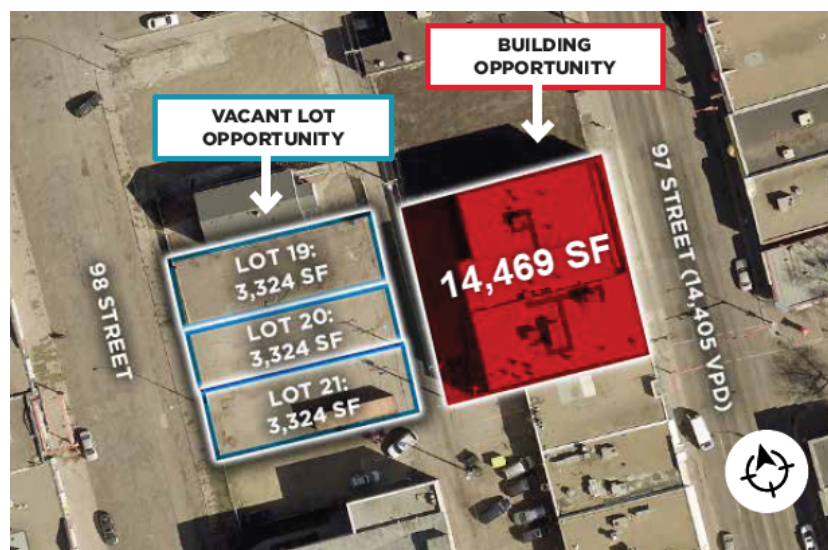
Ground Floor: High Exposure Retail

- Formerly occupied by a long-standing Italian bakery. Leverage decades of local market recognition and significant foot traffic.
- **Floor Plan:** Open, versatile layout with designated kitchen and prep areas.
- **Secure Exterior Design:** Rear loading roll-up door, entry and windows.
- **Building Lot Size:** ±9,812 SF
- **Vacant Lot Size:** ±9,973 SF

STARTING BID:
\$990,000 CAD

Previous List:
\$2,300,000 CAD

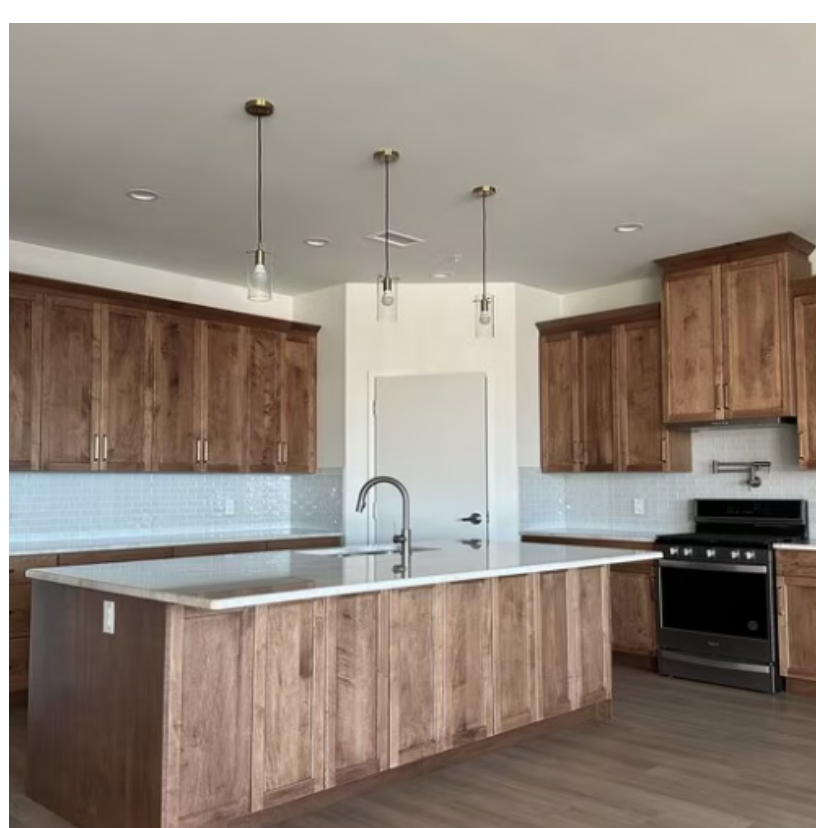
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For additional property details, downloadable due diligence & auction info

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AERIAL VIEW



ADDITIONAL HIGHLIGHTS

Upper Floor Professional Office:

- Move-in-ready suites.
- Includes communal stair & lift access.

Residential Penthouse:

- Spacious, turnkey 3-bed, 3-bath suite with private entry.
- Abundant natural light & modern appliances and finishes.

Expansion Potential:

- Fenced Lot includes three (3) parcels

VALERIA VAZQUEZ

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CODY MINER

Cushman & Wakefield Edmonton
Property Rep

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