

**\$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.

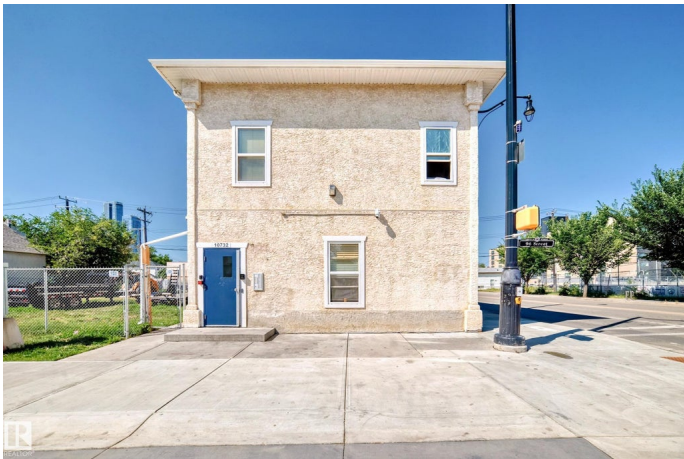
Built in 1926

**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 |
|---------|-----------------|



|             |          |
|-------------|----------|
| 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 | 84               |
| Zoning         | Zone 13          |

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Listing information last updated on October 31st, 2025 at 7:32am MDT