

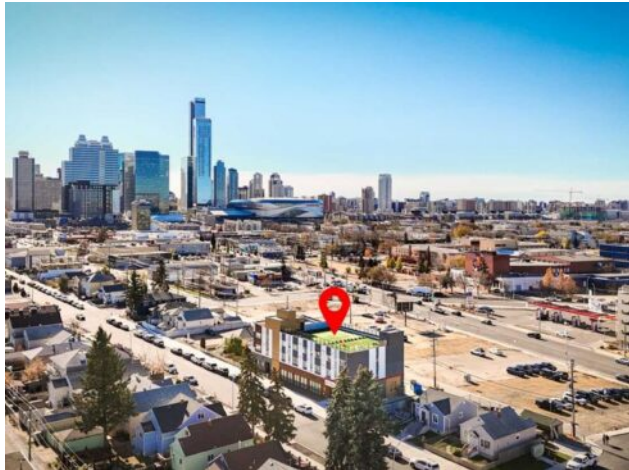


GRASSROOTS
REALTY GROUP

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**10882 98 Street NW
Edmonton, Alberta**

MLS # A2275231



\$8,383,000

Division:	Mccauley		
Type:	Commercial/Multi Family		
Style:	-		
Size:	18,610 sq.ft.	Age:	2020 (6 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	DC1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

An exciting opportunity to own a mixed use building on the north side of downtown Edmonton. Main floor of the building is occupied by a long term daycare operator tenant. The main floor in its current setup is used entirely by the daycare but the south portion of it can be divided very easily into a smaller space as well. There is direct rooftop access from the main floor and completely separate from the residential floors. Daycare outdoor play area is on the roof and it is separate from rooftop access provided to residential tenants of the building. There are a total of 16 residential units; 10 one bedroom units, 2 two bedroom units and 4 studio units over two floors of the building. The building is located within walking distance to Royal Alex hospital, 2-3 minutes by car to the Ice District and between 97 and 101 street that provide easy access to and from the building. Additionally, in vicinity of the building is NAIT and Kingsway mall. Within the building you will find elevator access via 2 elevators Unit Counts: Studio Apts: 4 Bachelor Apts: 4 1 Bedroom Apts: 10 2 Bedroom Apts: 2 Main Floor: Daycare Tenant with 5500 sqft rooftop outdoor play area