

## \$8,383,000 - 10882 98 Street, Edmonton

MLS® #E4463459

**\$8,383,000**

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

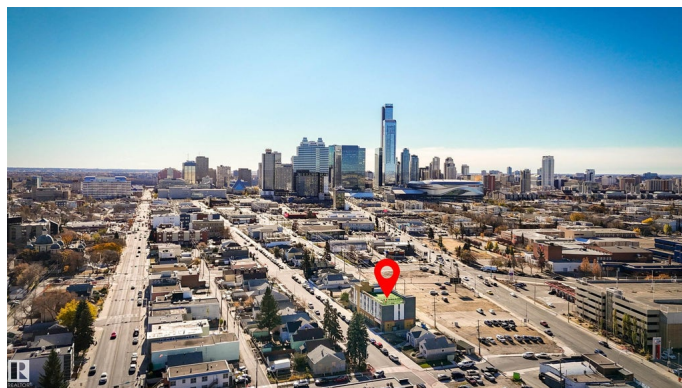
Mccauley, Edmonton, AB

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

Built in 2020

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4463459    |
| Price     | \$8,383,000 |
| Bathrooms | 0.00        |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 2020                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10882 98 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 2P5         |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Concrete, Metal |
| Construction | Concrete, Metal |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 13            |

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Listing information last updated on October 30th, 2025 at 9:17am MDT