

\$1,400,000 - 6932 104 Street, Edmonton

MLS® #E4442530

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Allendale, Edmonton, AB

Incredible opportunity to own a high-exposure, mixed-use building in Allendale! 6932 104 St NW offers 8,065 sq/ft of versatile space with two street-level commercial units and two spacious residential suites above. Zoned DC1, the property supports a wide range of business uses. One retail unit is currently leased; the second is vacant and ideal for an owner-user or new tenant. Upstairs features a 1,493 sq/ft 3-bedroom unit and a 1,745 sq/ft 4-bedroom unit, both well-maintained and income-ready. Located directly on Calgary Trail, this property benefits from massive daily traffic volumes and unbeatable visibility. A large mural by renowned artist Dave Thomas adds character and draws attention. With Strathcona High School park across the street and the planned Rollie Miles Rec Centre nearby, this is a prime location with steady foot traffic and long-term value. A rare investment with flexibility, income potential, and future upside in a central corridor.

Built in 1975

Essential Information

MLS® #	E4442530
Price	\$1,400,000
Bathrooms	0.00
Acres	0.00



Year Built	1975
Type	Retail
Status	Active

Community Information

Address	6932 104 Street
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2L7

Exterior

Exterior	Concrete, Block, Wood Frame
Roof	Flat Roof, Torch On
Construction	Concrete, Block, Wood Frame

Additional Information

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 15

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Listing information last updated on June 16th, 2025 at 12:17am MDT