

# \$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. 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          37  
Zoning                      Zone 15

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