

\$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 38
Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on July 23rd, 2025 at 7:17pm MDT