

\$750,000 - 6550 170 Avenue, Edmonton

MLS® #E4420994

\$750,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

McConachie Area, Edmonton, AB

Opportunity to purchase retail investment property totaling 1,612 sq.ft. Fully developed restaurant space including hood fan and walk in cooler. Current tenant is a Caribbean Restaurant on net lease until March 31, 2029. Current net rental income of \$42,718. Potential for owner/user occupancy. Located just off the Anthony Henday in growing neighborhood of McConachie and fronting 66 Street.

Built in 2018

Essential Information

| | |
|------------|-----------|
| MLS® # | E4420994 |
| Price | \$750,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6550 170 Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3X6 |



Exterior

| | |
|--------------|-------|
| Exterior | Mixed |
| Construction | Mixed |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 10th, 2025 |
| Days on Market | 67 |
| Zoning | Zone 03 |

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 April 18th, 2025 at 6:32pm MDT