

## \$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	69
Zoning	Zone 03

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Listing information last updated on April 20th, 2025 at 9:31am MDT