

\$130,000 - 10109 108 Avenue, Edmonton

MLS® #E4437626

\$130,000

0 Bedroom, 0.00 Bathroom,
Business on 0.00 Acres

Central Mcdougall, Edmonton, AB

Turn up the volume on your entrepreneurial dreams with this Rock n Roll Ice Cream franchise, centrally located downtownâ€”right across from Vic Comp High School! This high-traffic location offers prime exposure and a built-in customer base of students and downtown foot traffic. Buyer will assume the lease and step into an already-established, eye-catching rolled ice cream business just in time for the busy summer season. Fully equipped and ready to rock, this is your chance to own a fun, turn-key operation in a thriving area. Donâ€™t miss this sweet opportunity! This is a business only sale. Buyer to take over lease. All fixtures, equipment, furniture, inventory, POS, supplies are included. Staff willing to stay on board.

Built in 2024

Essential Information

MLS® #	E4437626
Price	\$130,000
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Business
Status	Active

Community Information



Address	10109 108 Avenue
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1A8

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	88
Zoning	Zone 08

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 August 17th, 2025 at 3:17pm MDT