

# \$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 | 80             |
| Zoning         | Zone 08        |

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Listing information last updated on August 9th, 2025 at 1:47am MDT