

# \$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	67
Zoning	Zone 08

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Listing information last updated on July 27th, 2025 at 8:02am MDT