

# \$5,880,000 - 10545 & 10549 82 Avenue, Edmonton

MLS® #E4380733

**\$5,880,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Queen Alexandra, Edmonton, AB

WONDERFUL LOCATION IN "OLD STRATHCONA". THIS IS ONE OF EDMONTON'S BEST LOCATION BECAUSE IT IS ONLY BLOCKS TO THE U OF A, AND ACROSS THE RIVER FROM DOWNTOWN. THE ARE TWO TITLES TO THESE ADJOINING BUILDINGS THAT ARE LOCATED ON 8,600 SQ. FT. SITE. (LOT SIZE 66X130 FT) EACH FLOOR OF THE BUILDING IS 7,900 SQ. FT. AND WAS OCCUPIED BY A "BAR". THREE FURNACES. PRIOR TO COVID THIS BUILDING HAD OVER \$35,000 NET MONTHLY INCOME . GREAT POTENTIAL. CURRENTLY VACANT.

Built in 1965

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4380733    |
| Price      | \$5,880,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1965        |
| Type       | Retail      |
| Status     | Active      |

## Community Information

Address 10545 & 10549 82 Avenue



|             |                 |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2A3         |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Block, Steel Frame |
| Construction | Block, Steel Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2024 |
| Days on Market | 390             |
| Zoning         | Zone 15         |

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Listing information last updated on April 30th, 2025 at 11:02am MDT