

# \$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	391
Zoning	Zone 15

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 May 1st, 2025 at 11:18am MDT