

Courtesy Of Larry W Willes Of NOW Real Estate Group

## **\$2,880,000 - 10511 82 Avenue, Edmonton**

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MLS® #E4380725

**\$2,880,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Queen Alexandra, Edmonton, AB

PRIME LOCATION IN "OLD STRATHCONA". HISTORICALLY THIS HAS ALWAYS BEEN PRIME AREA BECAUSE IT IS ONLY BLOCKS TO THE U OF A, AND ACROSS THE RIVER FROM DOWNTOWN. THIS 6,300 SQ. FT. 2 STORY CONCRETE & STEEL BUILDING ON A 3,900 SQ. FT. LOT. (30 X 130 FT) SET UP FOR SEPARATE "BAR TYPE BUSINESS" ON TOP LEVEL AND MAIN FLOOR. EACH WITH THEIR OWN BATHROOM AREAS AND HEATING. TOP FLOOR WITH CAPACITY OF APPROXIMATELY 150 PEOPLE. THIS BUILDING HAS POTENTIAL INCOME OF APPROXIMATELY \$25,000 PER MONTH. THE POTENTIAL IS HERE FOR A GOOD RETURN. CURRENTLY VACANT.



Built in 1978

### **Essential Information**

MLS® #	E4380725
Price	\$2,880,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Retail
Status	Active

### **Community Information**

Address	10511 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	364
Zoning	Zone 15

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Listing information last updated on April 4th, 2025 at 4:17am MDT