

Courtesy Of Michael A Pavone Of RE/MAX Elite

# \$2,495,000 - 10541 81 Avenue, Edmonton

MLS® #E4422845

**\$2,495,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Queen Alexandra, Edmonton, AB

PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY ON 0.40 ACRE SITE. EXCELLENT WHYTE AVENUE AREA PROPERTY! GREAT LOCATION FOR SIX STORIES OF RESIDENTIAL OR MIXED USE DEVELOPMENT. Fantastic Redevelopment Opportunity in the Whye Avenue Area. This site is 4 lots measuring 33â€™™ x 132â€™™ totaling 132â€™™ wide x 132â€™™ deep for a total of 17,424 sq.ft. Directly south of South Parkâ€™™s approved development including four Towers up to 16 stories. Excellent church tenant in place with triple-net lease on building providing holding income until February 2027. Garage has rental income as well. Site has Residential mixed use zoning and falls within the Strathcona Area Redevelopment Plan which supports 21 Meter height rezone good for 6 stories. Zoning Mixed Use (MU h16 f3.5 cf) Very high density with FAR 3.5.

## Essential Information

MLS® #	E4422845
Price	\$2,495,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information



Address	10541 81 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1X7

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	37
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 April 3rd, 2025 at 12:47am MDT