

\$3,950,000 - 10802 82 Avenue, Edmonton

MLS® #E4421391

\$3,950,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

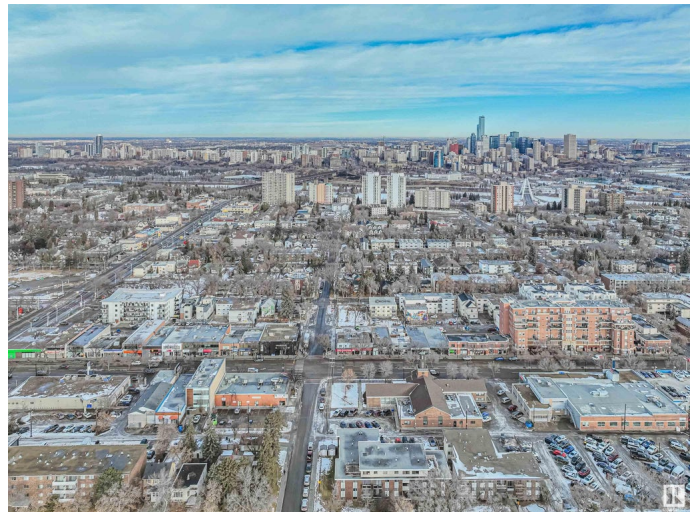
Garneau, Edmonton, AB

Unique opportunity to purchase the historic Merchants Block, a highly coveted retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day. This architecturally prominent building offers retailers and professionals a rare opportunity to secure a high exposure, corner location in Edmonton's trendiest shopping corridor. 12,670 sq.ft. ± over three floors consisting of main floor retail space and two floors of developed space suitable for a wide number of professional or medical users. Ample rear and dedicated parking stalls. Rare street front customer parking opportunities along 108 Street. Immediate access to numerous restaurants, shops, bus/LRT stations, and running/biking trails in the River Valley. In 2019, the Base Building underwent extensive upgrades totaling \$500,000 in investment.

Built in 1994

Essential Information

MLS® #	E4421391
Price	\$3,950,000
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Office
Status	Active



Community Information

Address	10802 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2B3

Exterior

Exterior	Mixed
Construction	Mixed

Additional Information

Date Listed	February 13th, 2025
Days on Market	47
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 1st, 2025 at 8:02pm MDT