

Courtesy Of Conrad M Langier Of MyVic Real Estate

\$2,400,000 - 10117 82 Avenue, Edmonton

MLS® #E4454138

\$2,400,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Ritchie, Edmonton, AB

Here is a prime investment opportunity to acquire a fully leased, 11,700 SF two-storey commercial building in a coveted Whyte Avenue location. This well-maintained, concrete block structure offers significant existing income with clear upside potential, supported by 10 on-site rear parking stalls. Situated in a vibrant and trendy area, the property benefits from exceptional exposure to a daily consumer count of over 110,173 people, with excellent accessibility for pedestrians, cyclists, transit users, and vehicles. With regional population growth expected to climb 12.7% within the next five years, this asset is perfectly positioned for future appreciation. To facilitate your due diligence, a new Environmental Report and a Building Condition Report are available.

Built in 1975

Essential Information

| | |
|------------|-------------|
| MLS® # | E4454138 |
| Price | \$2,400,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Retail |
| Status | Active |



Community Information

Address 10117 82 Avenue
Area Edmonton
Subdivision Ritchie
City Edmonton
County ALBERTA
Province AB
Postal Code T6E 1Z5

Exterior

Exterior Brick, Concrete
Construction Brick, Concrete

Additional Information

Date Listed August 21st, 2025
Days on Market 27
Zoning Zone 17

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Listing information last updated on September 16th, 2025 at 10:17pm MDT