

## \$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 | 11                |
| Zoning         | Zone 17           |

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Listing information last updated on September 1st, 2025 at 5:32am MDT