

\$3,650,000 - 10802 82 Avenue, Edmonton

MLS® #E4421391

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

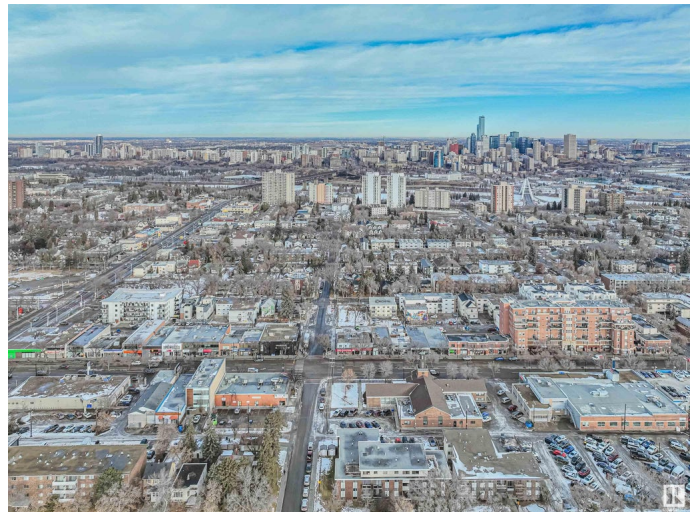
Garneau, Edmonton, AB

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	\$3,650,000
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 218
Zoning Zone 15

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Listing information last updated on September 19th, 2025 at 7:47pm MDT