

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

MLS® #E4421391

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

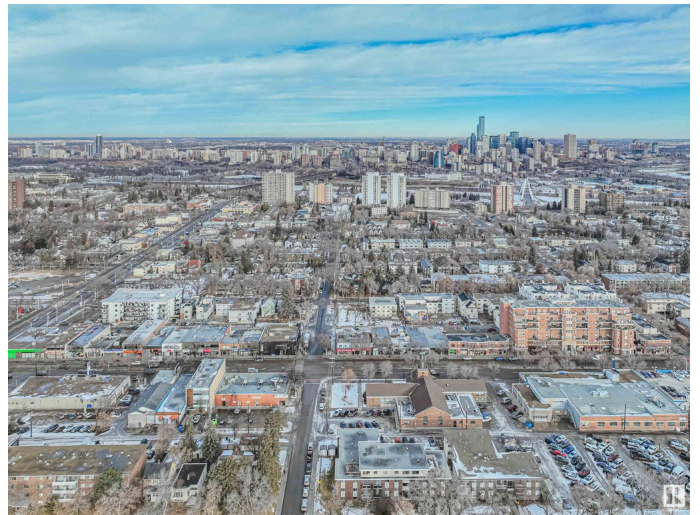
Garneau, Edmonton, AB

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 | 173 |
| Zoning | Zone 15 |

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Listing information last updated on August 5th, 2025 at 1:02am MDT