

\$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	22
Zoning	Zone 17

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Listing information last updated on September 12th, 2025 at 4:02am MDT