

# \$3,100,000 - 10509 81 Avenue, Edmonton

MLS® #E4321491

**\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Queen Alexandra, Edmonton, AB

Rentable Area: 19,416 sq.ft. over three floors that can accommodate a wide mix of office/retail uses Opportunity: Occupy up to 800-3,850 sq.ft. with income in place from other tenants on-site Neighbouring Development: Whyte Avenue corridor is slated for an additional 864 residential units Location: Situated in the heart of Old Strathcona, just one block south of Whyte Avenue's notorious 105 Street intersection, seeing exposure to 26,500 vehicles per day (City of Edmonton, 2022)

Built in 1955

## Essential Information

MLS® #	E4321491
Price	\$3,100,000
Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Office
Status	Active

## Community Information

Address	10509 81 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T6E 1X7

### **Exterior**

Exterior	Brick, Concrete, Wood Frame
Construction	Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed	December 1st, 2022
Days on Market	855
Zoning	Zone 15

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Listing information last updated on April 4th, 2025 at 9:02am MDT