\$2,595,000 - 10541 81 Avenue, Edmonton

MLS® #E4422845

\$2,595,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Queen Alexandra, Edmonton, AB

CURRENTLY IN THE PROCESS OF REZONING TO 23 METER HEIGHT GOOD FOR 6 STORIES OF DEVELOPMENT!!!. PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY ON 0.40 ACRE SITE. EXCELLENT WHYTE AVENUE AREA PROPERTY! GREAT LOCATION FOR SIX STORIES OF RESIDENTIAL OR MIXED USE **DEVELOPMENT.** Fantastic Redevelopment Opportunity in the Whye Avenue Area. This site is 4 lots measuring 33' x 132' totaling 132' wide x 132' deep, for a TOTAL OF 17,424 sq.ft. Directly south of South Park's approved development including four Towers up to 16 stories. Excellent church tenant in place with triple-net lease on building providing holding income until February 2027 (May be able to relocate tenant sooner if needed). Garage has rental income as well. Site currently has Residential mixed use zoning (MU h16 f3.5 cf). Very high density with FAR 3.5.

Essential Information

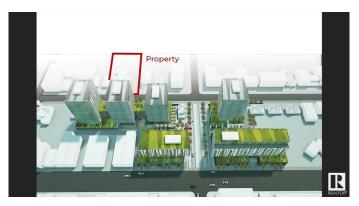
MLS® # E4422845 Price \$2,595,000

Bathrooms 0.00 Acres 0.00

Type Land Commercial







Status Active

Community Information

Address 10541 81 Avenue

Area Edmonton

Subdivision Queen Alexandra

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1X7

Additional Information

Date Listed February 25th, 2025

Days on Market 46

Zoning Zone 15

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Listing information last updated on April 12th, 2025 at 10:32am MDT