

\$4,200,000 - 9818 82 Avenue, Edmonton

MLS® #E4443684

\$4,200,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Strathcona, Edmonton, AB

A GREAT INVESTMENT! AN APARTMENT BUILDING WITH 28 RENTAL UNITS ON WHYTE AVENUE AND WITH AN ELEVATOR.

A good mix of suites with 1 bachelor; 15 one bedroom; 9 two bedroom and 3 three bedroom. A well maintained building that is close to everything: the U of A; hospitals; shopping; medical/dental; restaurants; farmer's market. There are 28 energized parking stalls. Most suites have balconies. Hot water tank replaced Nov, 2024; sewer line replaced Nov, 2024; storm drain line replaced; boiler replaced Nov 2015. Fibre optics installed into building. Potential for increased rents. Long time owners of the property. Self-managed.

Built in 1968

Essential Information

| | |
|------------|-------------------------|
| MLS® # | E4443684 |
| Price | \$4,200,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information

Address 9818 82 Avenue



| | |
|-------------|------------|
| Area | Edmonton |
| Subdivision | Strathcona |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1Y8 |

Exterior

| | |
|--------------|---------------------------|
| Exterior | Brick, Stucco, Wood Frame |
| Construction | Brick, Stucco, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 15 |

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Listing information last updated on June 23rd, 2025 at 10:33am MDT