

# **\$7,950,000 - 8708 51 Avenue, Edmonton**

MLS® #E4388440

**\$7,950,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Mcintyre Industrial, Edmonton, AB

This amazing parcel is right on 51 Ave with two buildings. It would be especially good for an owner/user in need of an excellent southside office space, with a built in income/investment property. These two buildings are on one title with approx 2.27 acres of land. Building #1(8704-51 Ave) is a two story office building with approx 20,400 sq ft. Building #2(8708-51 Ave) is a multi-bay warehouse with approx 26,602 sq ft. Of note: a new roof was put on the building the spring of 2024 and a partial roof on the warehouse.

Built in 1977

## **Essential Information**

MLS® #	E4388440
Price	\$7,950,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Industrial
Status	Active

## **Community Information**

Address	8708 51 Avenue
Area	Edmonton
Subdivision	Mcintyre Industrial
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T6E 5E8

**Exterior**

Exterior	Block, Precast
Construction	Block, Precast

**Additional Information**

Date Listed	May 17th, 2024
Days on Market	336
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 4:17pm MDT