

\$3,275,000 - 10512 83 Avenue, Edmonton

MLS® #E4423237

\$3,275,000

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

Strathcona, Edmonton, AB

AMAZING Multi-Family Location 1 block off Whyte! All 18 suites renovated 3+ years ago (as shown in pics). Exceptionally desirable rental area: walk to The Fringe, local events, summer festivals, year-round Nightlife, Restaurants, Cafes and Shops! Close to U of A, transportation / access to everywhere! Great suite mix: 13 one bed and 5 two bedroom units. Fully rented, professionally managed, potential for increased rents. Renos include upgraded ceramic tile/laminate. 16 have been upgraded with granite / quartz countertops, and glass showers. Roof and eavestroughs done 2008-2010. NO carpet in the building, all common areas are vinyl plank. 18 powered stalls with independent switches. Don't miss this Opportunity! 2025 Cap projected 5% based on current rents.

Built in 1967

Essential Information

MLS® #	E4423237
Price	\$3,275,000
Bathrooms	0.00
Acres	0.00
Year Built	1967
Type	Multi-Family Commercial
Status	Active



Community Information

Address	10512 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2C9

Exterior

Exterior	Wood Frame
Roof	Asphalt Shingles, Gable Roof
Construction	Wood Frame

Additional Information

Date Listed	February 27th, 2025
Days on Market	49
Zoning	Zone 15

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 17th, 2025 at 1:17am MDT