

# \$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 | 43                  |
| Zoning         | Zone 15             |

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Listing information last updated on April 11th, 2025 at 11:47am MDT