

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

MLS® #E4444932

\$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. Professionally managed with potential for upside. 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. Donâ€™t miss this Opportunity! APOD \$ amounts are a projection based on 2025 current income and expenses as at May 28.

Built in 1967

Essential Information

| | |
|------------|-------------------------|
| MLS® # | E4444932 |
| 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 | Metal Clad, Brick, Wood Frame |
| Roof | Asphalt Shingles |
| Construction | Metal Clad, Brick, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 15 |

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Listing information last updated on July 7th, 2025 at 4:02am MDT