\$3,250,000 - 10802 82 Avenue, Edmonton

MLS® #E4421391

\$3,250,000

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Garneau, Edmonton, AB

Unique opportunity to purchase the historic Merchants Block, a highly coveted retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day. This architecturally prominent building offers retailers and professionals a rare opportunity to secure a high exposure, corner location in Edmonton's trendiest shopping corridor. 12,670 sq.ft.± over three floors consisting of main floor retail space and two floors of developed space suitable for a wide number of professional or medical users. Ample rear and dedicated parking stalls. Rare street front customer parking opportunities along 108 Street. Immediate access to numerous restaurants, shops, bus/LRT stations, and running/biking trails in the River Valley. In 2019, the Base Building underwent extensive upgrades totaling \$500,000 in investment.

Built in 1994

Essential Information

MLS® # E4421391 Price \$3,250,000

Bathrooms 0.00
Acres 0.00
Year Built 1994
Type Office
Status Active







Community Information

Address 10802 82 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 2B3

Exterior

Exterior Mixed Construction Mixed

Additional Information

Date Listed February 13th, 2025

Days on Market 262

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 November 1st, 2025 at 11:47pm MDT