

# \$3,650,000 - 10802 82 Avenue, Edmonton

MLS® #E4421391

**\$3,650,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

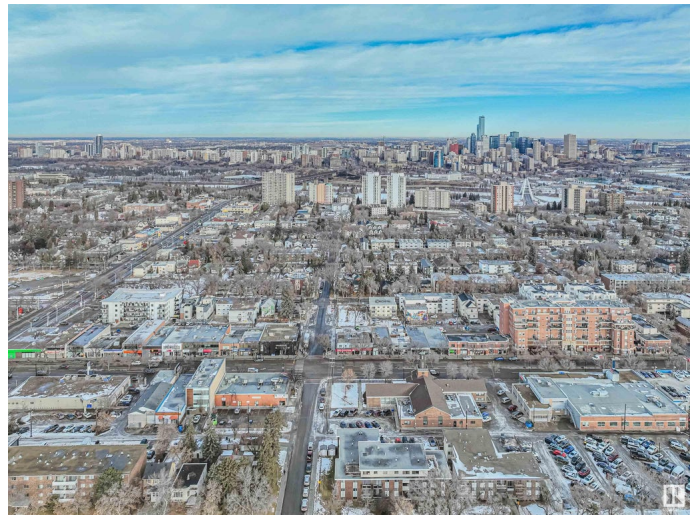
Garneau, Edmonton, AB

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      | \$3,650,000 |
| 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 | 174                 |
| Zoning         | Zone 15             |

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Listing information last updated on August 6th, 2025 at 4:02pm MDT