

## \$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	6
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 July 4th, 2025 at 6:02pm MDT