

# \$0 - 8927 82 Avenue, Edmonton

MLS® #E4418994

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

King Edward Park, Edmonton, AB

Ideal opportunity for local businesses looking to join the Mill Creek area's hip commercial scene with trendy gentrifying communities such as Bonnie Doon, Ritchie and Strathcona in close proximity. This mixed-use building features main floor commercial space with residential rental suites above, adding excellent consumer density. - 1200 to 1800 SF main floor retail space currently available for lease - Building has recently had significant interior and exterior renovations - Excellent exposure to over 29,045 vehicles per day along Whyte Avenue - Provides strong customer draw with daytime population reaching 93,193 - University of Alberta Campus Saint- Jean and Bonnie Doon Mall nearby - Future LRT Valley Line and Bonnie Doon Station just 3 blocks away

Built in 1988

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4418994 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1988     |
| Type       | Retail   |
| Status     | Active   |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 8927 82 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0Z2          |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 17            |

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 April 8th, 2025 at 10:17am MDT