

## **\$2,480,000 - 9516 102 Avenue, Edmonton**

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MLS® #E4421054

**\$2,480,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Boyle Street, Edmonton, AB

Building and Land for Sale. In the Quarters, gorgeous building and iconic location off Jasper Ave, on 4 lots. Commercial mix use building with loading, attached garage, parking lot of 25 parking stalls. Main floor grocery retail, basement for distribution. Top floor residential use with 2 huge family apartment units (One with 1 huge master bedroom + huge den, master bedroom walk-in closet, 1-4pc ensuite and 1- 4pc bath. Second one with 4 BD, 2- 4pc baths). Both suites have balconies with gas lines for barbecues. Original owners. Custom built in 1991. Perfectly located next to several seniors apartment buildings, newly finished LRT, new high-rises and more residential developments - great foot traffics and transportation. Zoned DC1, and City is going through zoning bylaw renewal, easily change to RA8. Main floor business and its equipment are not included. Tenancy rights are respected.



Built in 1959

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4421054    |
| Price      | \$2,480,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1959        |

|        |        |
|--------|--------|
| Type   | Retail |
| Status | Active |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9516 102 Avenue |
| Area        | Edmonton        |
| Subdivision | Boyle Street    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 0E3         |

### Exterior

|              |                              |
|--------------|------------------------------|
| Exterior     | Concrete, Block, Steel Frame |
| Roof         | Flat Roof                    |
| Construction | Concrete, Block, Steel Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 59                 |
| Zoning         | Zone 13            |

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Listing information last updated on April 8th, 2025 at 2:02pm MDT