

Courtesy Of Mark B Wilbert Of CIR Realty

# \$3,650,000 - 9928 81 Avenue, Edmonton

MLS® #E4413787

**\$3,650,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Ritchie, Edmonton, AB

The Coimbra Building is a well-maintained, mixed-use commercial property in a prime south-central Edmonton location, in the Ritchie community. This unique asset combines one & two-storey sections, offering approximately 11,464 sq. ft. of leasable area. Built in 1967 & 1990, the buildings are well maintained and in great condition, with no significant deferred maintenance noted, presenting a solid investment opportunity. Included with this sale is a character-filled, large 2.5-storey residential property featuring tow suites with updated amenities such as updated windows, plumbing, electrical, and HVAC systems. Both properties are fully leased, making this an ideal income-generating investment in a vibrant area near Whyte Avenue's shops, restaurants, and transit options.

Built in 1990

## Essential Information

MLS® #	E4413787
Price	\$3,650,000
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Office
Status	Active



## Community Information

Address	9928 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1W6

## Exterior

Exterior	Block
Construction	Block

## Additional Information

Date Listed	November 15th, 2024
Days on Market	141
Zoning	Zone 17

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Listing information last updated on April 5th, 2025 at 4:17pm MDT