

# \$3,275,000 - 10512 83 Avenue, Edmonton

MLS® #E4423237

**\$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. Fully rented, professionally managed, potential for increased rents. 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. Don't miss this Opportunity! 2025 Cap projected 5% based on current rents.

Built in 1967

## Essential Information

MLS® #	E4423237
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 Wood Frame  
Roof Asphalt Shingles, Gable Roof  
Construction Wood Frame

## Additional Information

Date Listed February 27th, 2025  
Days on Market 37  
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 April 5th, 2025 at 5:47am MDT