

## \$3,950,000 - 10802 82 Avenue, Edmonton

MLS® #E4421391

**\$3,950,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Garneau, Edmonton, AB

Unique opportunity to purchase the historic Merchants Block, a highly coveted retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day. This architecturally prominent building offers retailers and professionals a rare opportunity to secure a high exposure, corner location in Edmonton's trendiest shopping corridor. 12,670 sq.ft. ± over three floors consisting of main floor retail space and two floors of developed space suitable for a wide number of professional or medical users. Ample rear and dedicated parking stalls. Rare street front customer parking opportunities along 108 Street. Immediate access to numerous restaurants, shops, bus/LRT stations, and running/biking trails in the River Valley. In 2019, the Base Building underwent extensive upgrades totaling \$500,000 in investment.

Built in 1994

### Essential Information

MLS® #	E4421391
Price	\$3,950,000
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Office
Status	Active



**Community Information**

Address	10802 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2B3

**Exterior**

Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	February 13th, 2025
Days on Market	85
Zoning	Zone 15

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Listing information last updated on May 9th, 2025 at 9:17pm MDT