

\$3,625,000 - 9928 81 Avenue, Edmonton

MLS® #E4413787

\$3,625,000

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 | \$3,625,000 |
| 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 | 231 |
| Zoning | Zone 17 |

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Listing information last updated on July 4th, 2025 at 7:32am MDT