

\$2,595,000 - 10541 81 Avenue, Edmonton

MLS® #E4430790

\$2,595,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Queen Alexandra, Edmonton, AB

CURRENTLY IN THE PROCESS OF REZONING TO 23 METER HEIGHT GOOD FOR 6 STORIES OF DEVELOPMENT & F.A.R of 4.5 !!! PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY ON 0.40 ACRE SITE. EXCELLENT WHYTE AVENUE AREA PROPERTY! GREAT LOCATION FOR SIX STORIES OF RESIDENTIAL OR MIXED USE DEVELOPMENT. Fantastic Redevelopment Opportunity in the Whye Avenue Area. This site is 4 lots measuring 33â€™ x 132â€™ totaling 132â€™ wide x 132â€™ deep, for a TOTAL OF 17,424 sq.ft. Directly south of South Park's approved development including four Towers up to 16 stories. Excellent church tenant in place with triple-net lease on building providing holding income until February 2027 (May be able to relocate tenant sooner if needed). Garage has rental income as well. Site currently has Residential mixed use zoning (MU h16 f3.5 cf). with existing very high density of FAR 3.5.

Essential Information

MLS® #	E4430790
Price	\$2,595,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial



Status Active

Community Information

Address 10541 81 Avenue
Area Edmonton
Subdivision Queen Alexandra
City Edmonton
County ALBERTA
Province AB
Postal Code T6E 1X7

Additional Information

Date Listed April 14th, 2025
Days on Market 81
Zoning Zone 15

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Listing information last updated on July 4th, 2025 at 5:02pm MDT