

Courtesy Of James K Sabo Of Sabo Bros Realty Ltd

\$7,625,000 - 8708/8704 8722 51 Avenue, Edmonton

MLS® #E4451242

\$7,625,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Mcintyre Industrial, Edmonton, AB

This amazing parcel is right on 51 Ave with two buildings. It would be especially good for an owner/user in need of an excellent southside office space, with a built in income/investment property. These two beautiful buildings are on one title with approx 2.27 acres of land. Building #1(8704-51 Ave) is a two story office building with approx 20,400 sq ft.. Building #2 (8708-51 Ave) is a multi-bay warehouse with approx 26,602 sq ft. Of note: a new roof was put on the office building the spring of 2024 and a partial roof on the Multi-bay warehouse.

Built in 1976

Essential Information

MLS® #	E4451242
Price	\$7,625,000
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Industrial
Status	Active

Community Information

Address	8708/8704 8722 51 Avenue
Area	Edmonton
Subdivision	Mcintyre Industrial



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5E8

Exterior

Exterior	Block, Precast
Construction	Block, Precast

Additional Information

Date Listed	August 5th, 2025
Days on Market	84
Zoning	Zone 41

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 October 28th, 2025 at 5:02pm MDT