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

MLS® #E4430790

## \$2,595,000

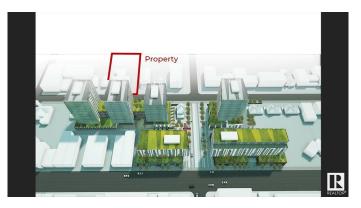
0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Queen Alexandra, Edmonton, AB

CURRENTLY IN THE PROCESS OF **REZONING TO 23 METER HEIGHT GOOD** FOR 6 STORIES OF DEVELOPMENT !!!. 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 33' x 132' totaling 132â€<sup>™</sup> wide x 132â€<sup>™</sup> 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). Very high density with FAR 3.5.







## **Essential Information**

| E4430790        |
|-----------------|
| \$2,595,000     |
| 0.00            |
| 0.00            |
| Land Commercial |
|                 |

### Status Active

### **Community Information**

| 10541 81 Avenue |
|-----------------|
| Edmonton        |
| Queen Alexandra |
| Edmonton        |
| ALBERTA         |
| AB              |
| T6E 1X7         |
|                 |

#### **Additional Information**

| Date Listed    | April 14th, 2025 |
|----------------|------------------|
| Days on Market | 4                |
| 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 18th, 2025 at 7:17pm MDT