# \$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 132' wide x 132' 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**

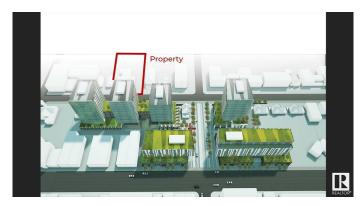
MLS® # E4430790 Price \$2,595,000

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 63

Zoning Zone 15

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Listing information last updated on June 16th, 2025 at 3:02am MDT