$2,480,000 - 9516 102 Avenue, Edmonton

MLS® #E4421054

$2,480,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Boyle Street, Edmonton, AB

Building and Land for Sale. In the Quarters, gorgeous building and iconic location off Jasper Ave, on 4 lots. Commercial mix use building with loading, attached garage, parking lot of 25 parking stalls. Main floor grocery retail, basement for distribution. Top floor residential use with 2 huge family apartment units (One with 1 huge master bedroom + huge den, master bedroom walk-in closet, 1- 4pc ensuite and 1- 4pc bath. Second one with 4 BD, 2- 4pc baths). Both suites have balconies with gas lines for barbecues. Original owners. Custom built in 1991. Perfectly located next to several seniors apartment buildings, newly finished LRT, new high-rises and more residential developments - great foot traffics and transportation. Zoned DC1, and City is going through zoning bylaw renewal, easily change to RA8. Main floor business and its equipment are not included. Tenancy rights are respected.

Built in 1959

Essential Information

MLS® #	E4421054
Price	$2,480,000
Bathrooms	0.00
Acres	0.00
Year Built	1959

Type	Retail
Status	Active

Community Information

Address	9516 102 Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0E3

Exterior

Exterior	Concrete, Block, Steel Frame
Roof	Flat Roof
Construction	Concrete, Block, Steel Frame

Additional Information

Date Listed	February 8th, 2025
Days on Market	93
Zoning	Zone 13