

## \$0 - 10355 82 Avenue, Edmonton

MLS® #E4052342

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Junction, Edmonton, AB

Historic building in the heart of Whyte Avenue with upgraded facade, fully renovated common areas and upgraded HVAC. Sizes available include: 2,215 Sq. Ft. on the 2nd floor, 2138 sq. ft. on the 3rd floor, 1,130 Sq. Ft. on the 3rd floor and 2,873 Sq. Ft. on the lower level. Available immediately. Operating costs are \$14.79 inclusive of property tax, management, common area maintenance and utilities. Ideal for specialty retail, office, and creative spaces. Current Tenant incentive is one month of free net rent per year of the term signed!

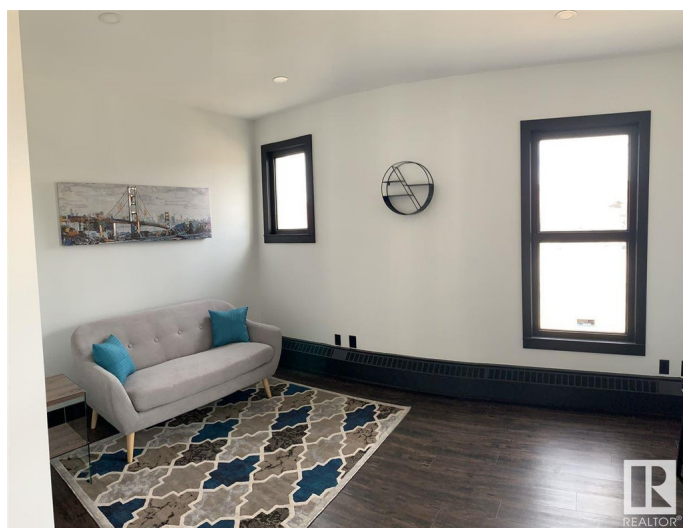
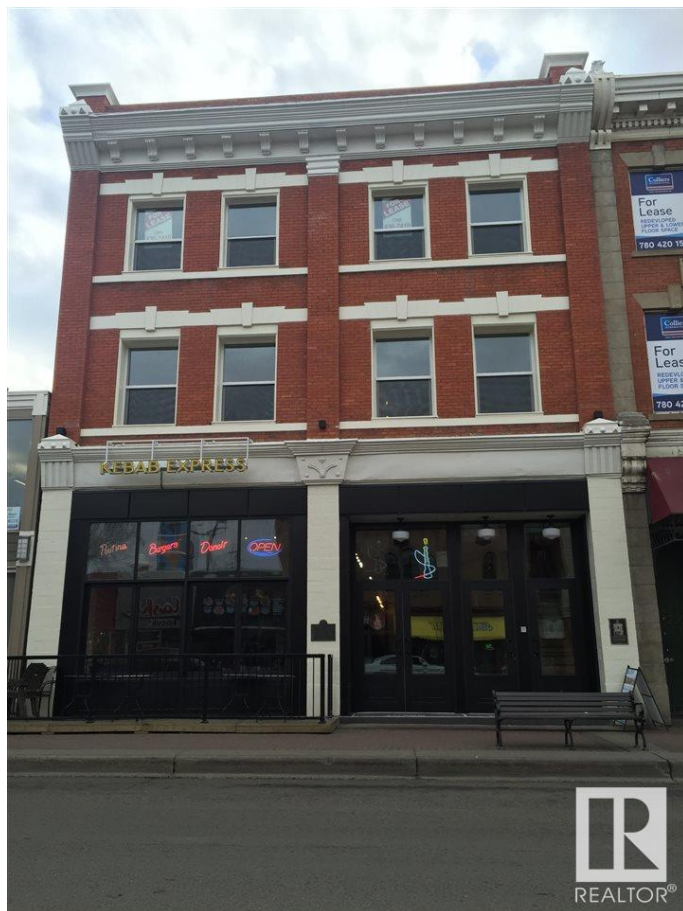
Built in 1960

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4052342 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1960     |
| Type       | Office   |
| Status     | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10355 82 Avenue     |
| Area        | Edmonton            |
| Subdivision | Strathcona Junction |
| City        | Edmonton            |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T6E 1Z9 |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2017 |
| Days on Market | 3095                |
| Zoning         | Zone 41             |

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Listing information last updated on August 16th, 2025 at 2:47pm MDT