

FOR SALE

Merchant Block



10802 82 AVENUE, EDMONTON, AB

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Merchant Block

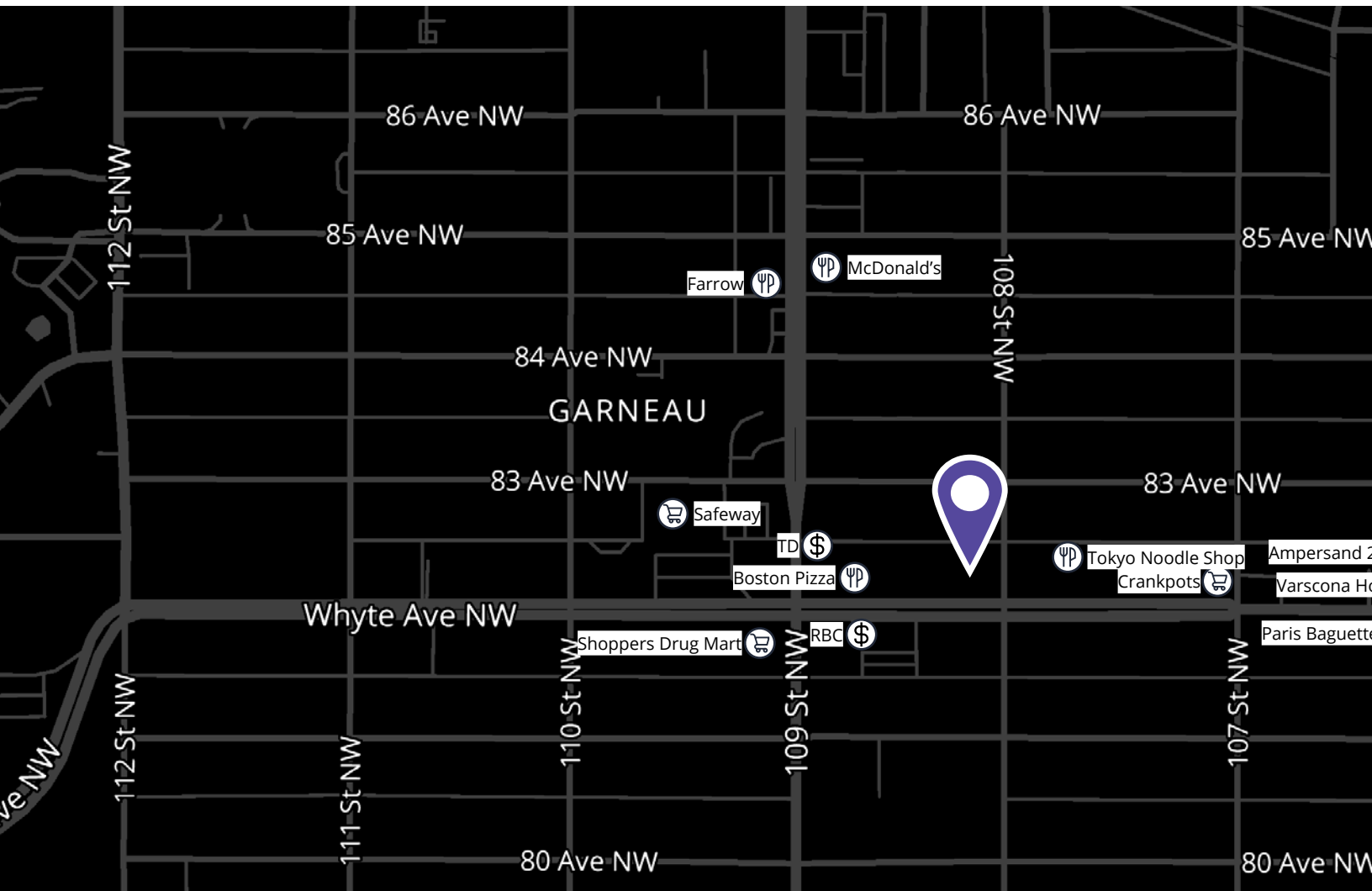
Situated in the vibrant Old Strathcona neighborhood, Beljan Development is pleased to present an opportunity to purchase Merchant Block, ideally located on Whyte Avenue.

This architecturally prominent building presents a unique chance to acquire a prime, corner property in Edmonton's trendiest shopping district, ensuring excellent visibility and exposure.

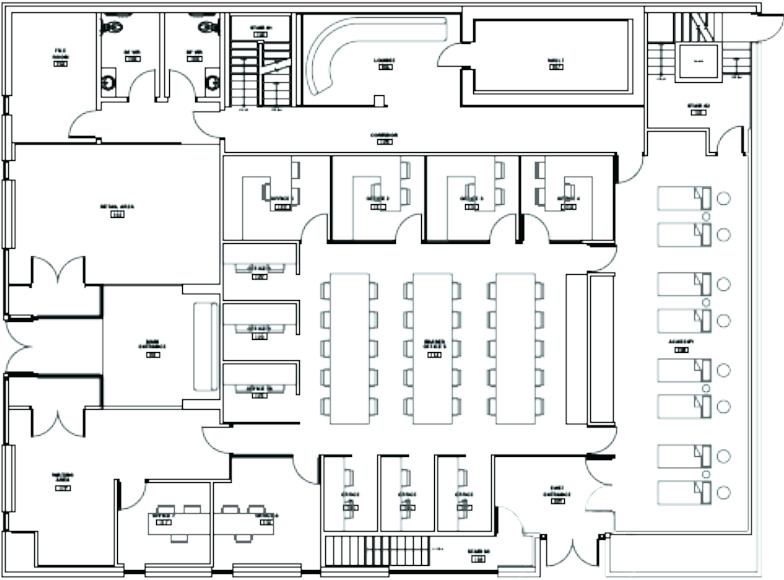
Recently completed upgrades

- Base building underwent extensive upgrades in excess of \$500k
- Three new RTUs for the main floor and mezzanine
- Full height glazing on the south and east facades including upgrades to the entrances of the property
- Replacement of windows
- Repainted exterior
- Fully fixtured interior improvements totaling \$1.5M investment (completion date of 2022)

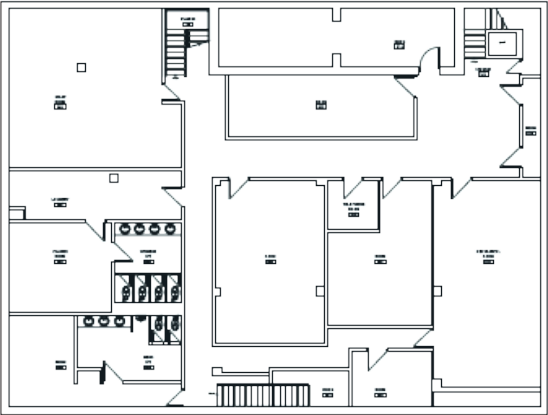
Legal Description	Lots 1-2, Block 170, Plan N4000R	
Building Size	lower level	5,634 SF
	Main floor	5,634 SF
	Mezzanine	1,402 SF
	Total	12,670 SF
Zoning	MU – Mixed Use	
Year Built	1966 - original construction	
	2022 - full redevelopment completed	
Parking	8 dedicated surface parking stalls	
Operating Costs & Taxes	\$9.36 PSF (2023) + utilities	
Sale Price	\$4,500,000	



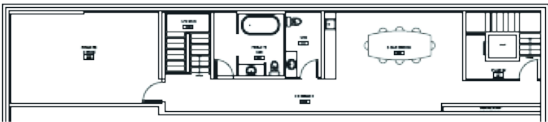
Main floor



Lower Level



Mezzanine



 Take a Virtual Tour





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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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