

Courtesy Of Michael A Pavone Of RE/MAX Elite

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

MLS® #E4430790

**\$2,595,000**

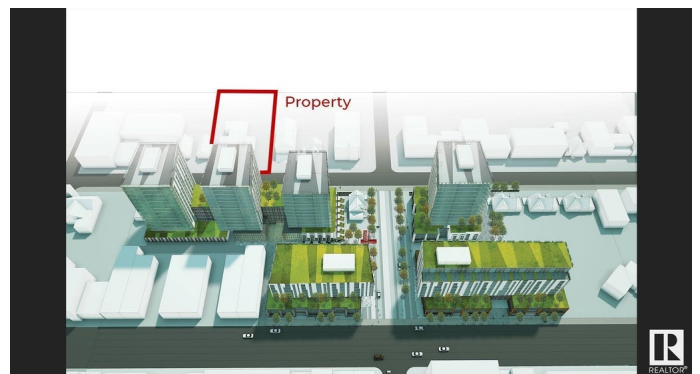
0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

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 33â€™™ x 132â€™™ totaling 132â€™™ wide x 132â€™™ deep, for a TOTAL OF 17,424 sq.ft. Directly south of South Parkâ€™™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 8  
Zoning Zone 15

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Listing information last updated on April 22nd, 2025 at 5:17am MDT