

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

MLS® #E4447775

**\$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 & F.A.R of 4.5 !!! PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY ON 0.40 ACRE SITE. EXCELLENT WHYTE AVENUE AND UNIVERSITY AREA! GREAT LOCATION FOR SIX STORIES OF RESIDENTIAL OR MIXED USE DEVELOPMENT. Fantastic Redevelopment Opportunity in the Whye Avenue and University 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). with existing very high density of FAR 3.5.



### Essential Information

MLS® #	E4447775
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	July 15th, 2025
Days on Market	12
Zoning	Zone 15

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Listing information last updated on July 27th, 2025 at 3:17am MDT