

## \$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 & F.A.R of 4.5 !!! 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). with existing very high density of 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          69  
Zoning                      Zone 15

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Listing information last updated on June 22nd, 2025 at 4:32pm MDT