

Courtesy Of Romi Sarna Of MaxWell Polaris

# \$0 - 8951 82 Avenue, Edmonton

MLS® #E4452392

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

King Edward Park, Edmonton, AB

Standalone 1,900 SF retail unit with finished basement located in the established King Edward Park neighbourhood. Zoned MU, this high-exposure corner unit offers excellent visibility along 82 Avenue (~32,000 VPD) and 91 Street (~6,900 VPD), with over 65,000 residents within a 3 km radius. Ideal for retail, office, medical, or service-oriented businesses.

The unit includes a FREE OF CHARGE FULL BASEMENT with two rear entrances, a large commercial-grade safe, and existing improvements offering potential savings on fit-up costs. Customers benefit from ample parking at both the front and rear of the building. Immediate possession available. Landlord incentives offered.

Built in 1959

## Essential Information

MLS® #	E4452392
Lease Rate	\$28
Bathrooms	0.00
Acres	0.00
Year Built	1959
Type	Retail
Status	Active

## Community Information

Address 8951 82 Avenue



Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z2

### **Exterior**

Exterior	Block
Construction	Block

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	55
Zoning	Zone 17

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Listing information last updated on October 5th, 2025 at 4:47pm MDT