

Courtesy Of Mark B Wilbert Of CIR Realty

\$3,650,000 - 9928 81 Avenue, Edmonton

MLS® #E4413787

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Ritchie, Edmonton, AB

The Coimbra Building is a well-maintained, mixed-use commercial property in a prime south-central Edmonton location, in the Ritchie community. This unique asset combines one & two-storey sections, offering approximately 11,464 sq. ft. of leasable area. Built in 1967 & 1990, the buildings are well maintained and in great condition, with no significant deferred maintenance noted, presenting a solid investment opportunity. Included with this sale is a character-filled, large 2.5-storey residential property featuring tow suites with updated amenities such as updated windows, plumbing, electrical, and HVAC systems. Both properties are fully leased, making this an ideal income-generating investment in a vibrant area near Whyte Avenue's shops, restaurants, and transit options.

Built in 1990

Essential Information

MLS® #	E4413787
Price	\$3,650,000
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Office
Status	Active



Community Information

Address	9928 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1W6

Exterior

Exterior	Block
Construction	Block

Additional Information

Date Listed	November 15th, 2024
Days on Market	141
Zoning	Zone 17

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Listing information last updated on April 4th, 2025 at 9:47pm MDT