

# FOR SALE

## OFFICE/RETAIL SPACE

10422 81 Ave NW, Edmonton, AB



**PRICE REDUCED**

**NEWLY RENOVATED**

### HIGHLIGHTS

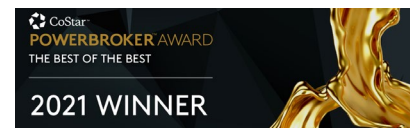
- 1,600 sq ft ± office/retail space
- Flexible Mixed Use zoning
- Lots of street parking and surface lot parking nearby
- 3 private offices, large open space, reception, storage, 2 accessible washrooms
- 1 titled indoor parking stall

### MARCUS SCHWABE

Senior Associate

**C** 780.991.7539

[marcus@royalparkrealty.com](mailto:marcus@royalparkrealty.com)

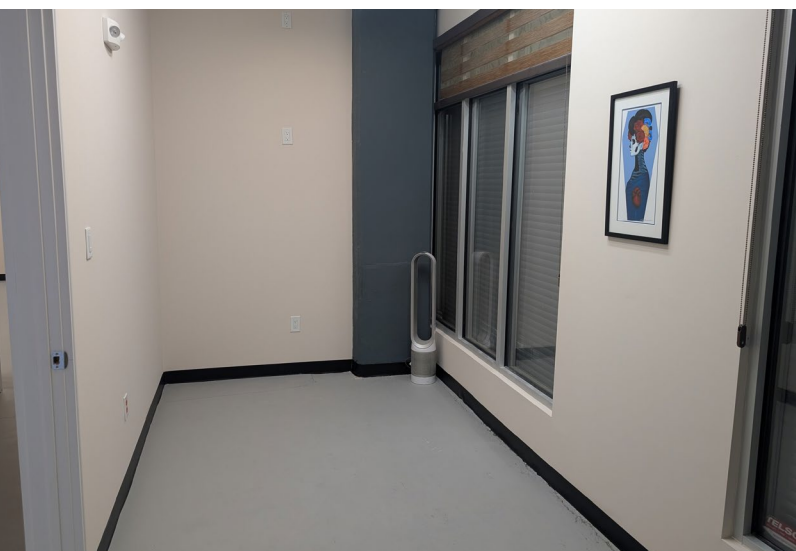


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T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## Office/Retail Space For Sale | 10422 81 Ave NW, Edmonton, AB



### Property Details & Financials

ADDRESS	10422 81 Ave NW Edmonton, AB
LEGAL DESCRIPTION	Condominium Plan 1620586 Unit 40 – 1600.6 sf Condominium Plan 1620586 Unit 80 – Parking Stall
BUILDING TYPE	Office/Retail
ZONING	MU (Mixed Use)
SPACE AVAILABLE	1,600 sq ft ±
PARKING	1 indoor titled parking stall
PRICE	<del>\$695,000.00</del> <b>\$649,000.00</b>
CONDO FEES	\$1,099.00/month (2026)
POSSESSION	Negotiable

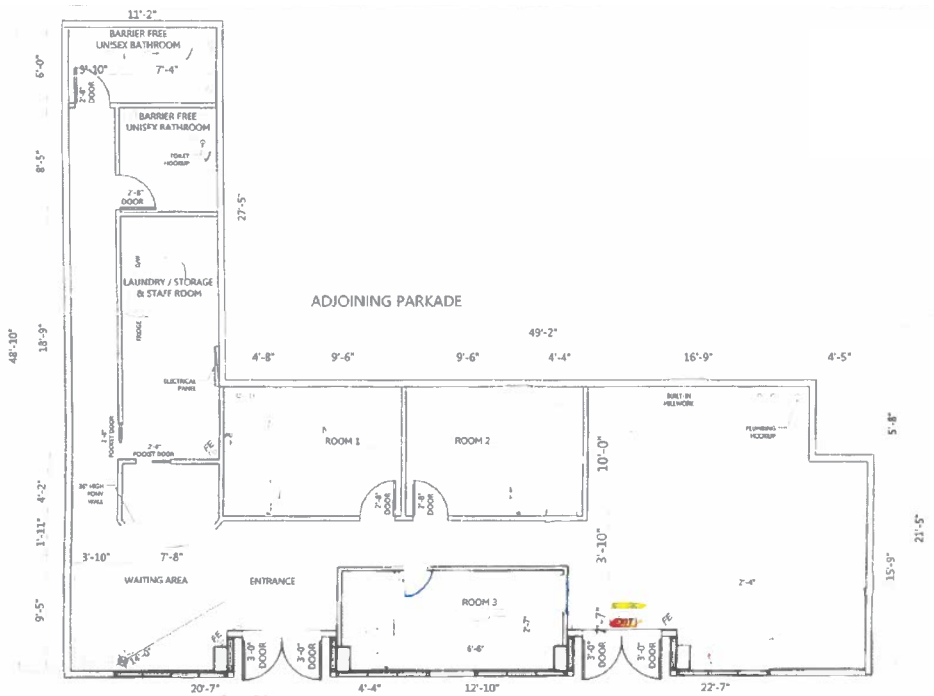


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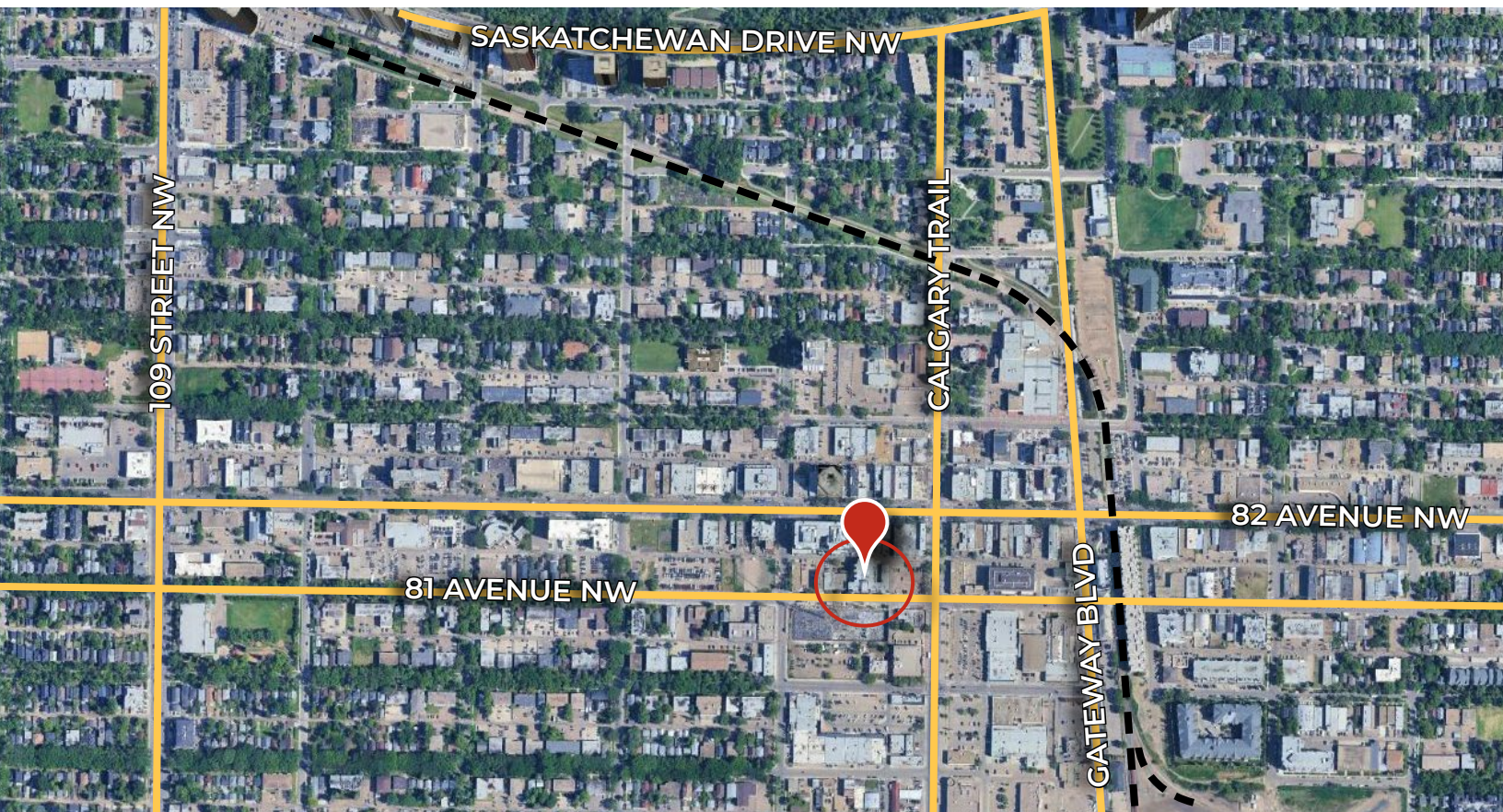
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# Floor Plan | 10422 81 Ave NW, Edmonton, AB



## Property Location



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## Marcus Schwabe, BSc. BEd, Senior Associate,



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.

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