

FOR SALE

TURNKEY OFFICE/RETAIL CONDO

10422 81 Ave NW, Edmonton, AB



HIGHLIGHTS

- 1,600 sq ft ± office/retail condo Main Floor
- Flexible Mixed Use (MU) zoning — office, retail, medical, wellness, personal services, and more
- Newly renovated and move-in ready
- 3 private offices, large open area, reception, storage, and 2 accessible washrooms
- 1 titled indoor parking stall included
- Security shutters on all windows

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ROYAL PARK
REALTY™

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

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For Sale | 10422 81 Ave NW, Edmonton, AB



Property Details & Financials

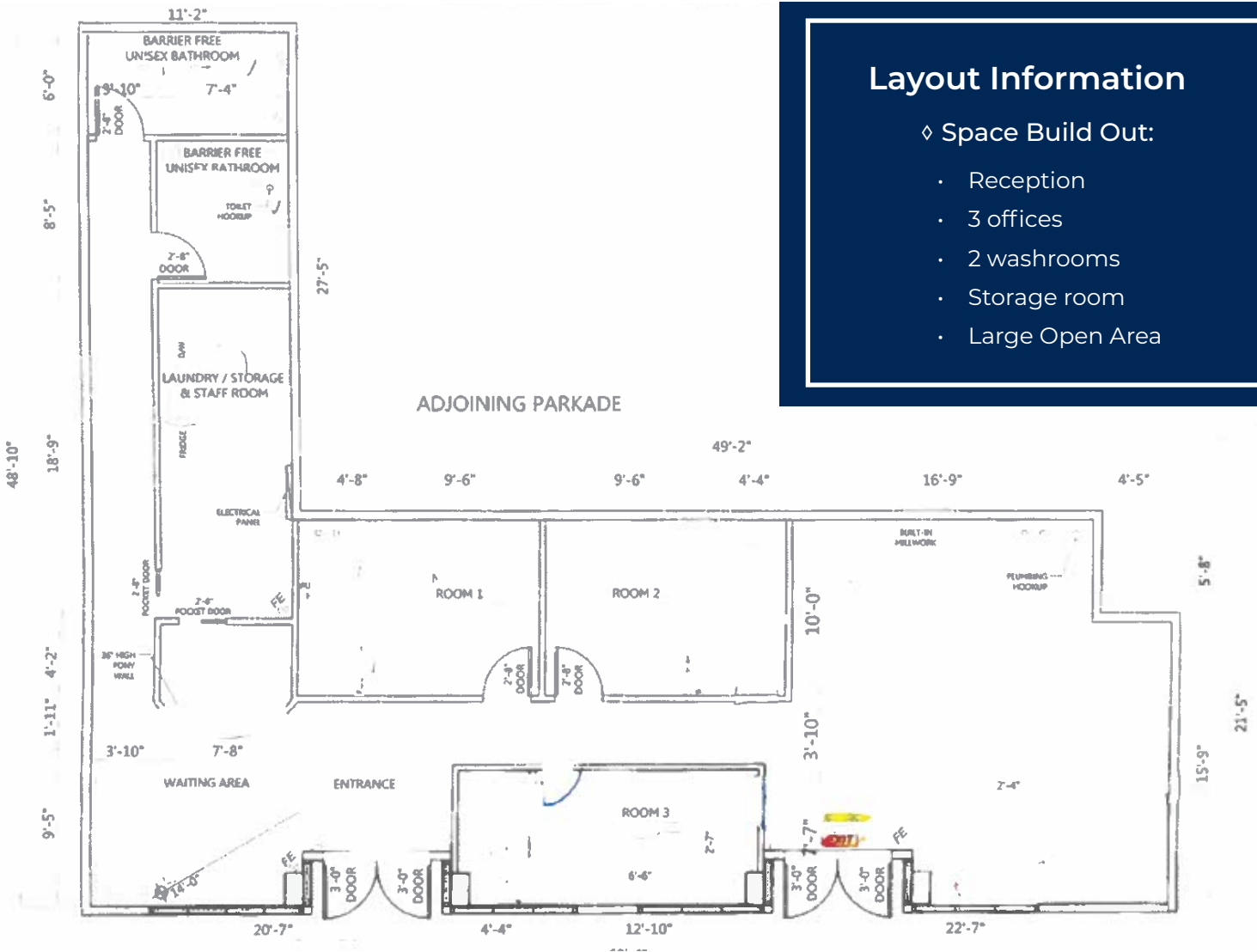
ADDRESS	10422 81 Ave NW Edmonton, AB
LEGAL DESCRIPTION	Condominium Plan 1620586 Unit 40 – 1600.6 sf Condominium Plan 1620586 Unit 80 – Parking Stall
BUILDING TYPE	Office/Retail
NEIGHBORHOOD	Queen Alexandra
ZONING	MU (Mixed Use)
SPACE AVAILABLE	1,600 sq ft ±
PARKING	1 indoor titled parking stall paid & street parking available nearby
PRICE	\$520,000 (\$325/sq ft)
CONDO FEES	\$1,099.00/month (2026)
PROPERTY TAXES	TBD
POSSESSION	Negotiable



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Additional Information About The Area:

- One block south of Whyte Ave, Edmonton's premier dining, retail, and entertainment corridor
- Home to a thriving arts and culture scene including theatres, galleries, live music venues, and year-round festivals drawing large crowds to the area
- New multi-unit residential development directly across the street bringing an influx of new residents to the corridor
- Established high-density neighbourhood with a strong and loyal local consumer base
- Whyte Ave draws consistent year-round foot traffic with a dense mix of restaurants, cafés, boutique retail, and nightlife
- Easy access to Calgary Trail and Gateway Blvd for broader south Edmonton connectivity

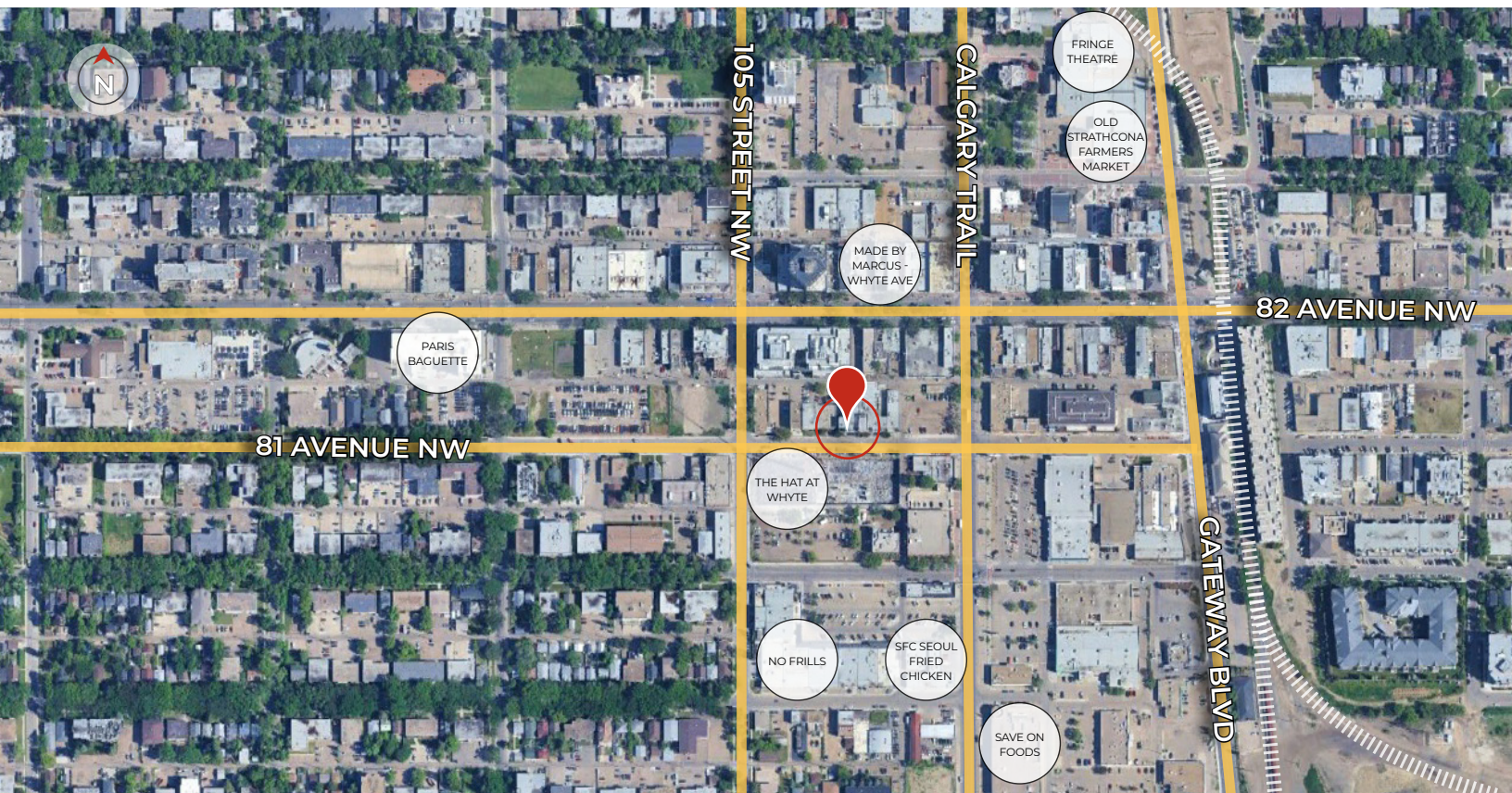


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Property Location | 10422 81 Ave NW, Edmonton, AB



Demographics



25,000
VEHICLES
PER DAY



UNDERGROUND
& STREET
PARKING



205,902
RESIDENTS IN A 5KM RADIUS
GROWING ANNUALLY AT 2.7%



307,114
DAYTIME
POPULATION (5KM)



\$103,570 AVERAGE
HOUSEHOLD INCOME (3KM)

CONTACT OUR TEAM:



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