

\$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 â€”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	84
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 2nd, 2025 at 9:32pm MST