

## \$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 |
| 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 | 9                 |
| Zoning         | Zone 17           |

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Listing information last updated on August 20th, 2025 at 1:47am MDT