\$3,625,000 - 9928 81 Avenue, Edmonton

MLS® #E4413787

\$3,625,000

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 \$3,625,000

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 288

Zoning Zone 17

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Listing information last updated on August 30th, 2025 at 9:31am MDT