

# \$7,625,000 - 8708/8704 8722 51 Avenue, Edmonton

MLS® #E4451242

**\$7,625,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Mcintyre Industrial, Edmonton, AB

This amazing parcel is right on 51 Ave with two buildings. It would be especially good for an owner/user in need of an excellent southside office space, with a built in income/investment property. These two beautiful buildings are on one title with approx 2.27 acres of land. Building #1(8704-51 Ave) is a two story office building with approx 20,400 sq ft.. Building #2 (8708-51 Ave) is a multi-bay warehouse with approx 26,602 sq ft. Of note: a new roof was put on the office building the spring of 2024 and a partial roof on the Multi-bay warehouse.

Built in 1976

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4451242    |
| Price      | \$7,625,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1976        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8708/8704 8722 51 Avenue |
| Area        | Edmonton                 |
| Subdivision | Mcintyre Industrial      |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 5E8  |

### Exterior

|              |                |
|--------------|----------------|
| Exterior     | Block, Precast |
| Construction | Block, Precast |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 41          |

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Listing information last updated on August 26th, 2025 at 1:32pm MDT