

Courtesy Of David G Parker Of Northfield Commercial

# \$1,499,000 - 8732 101 Avenue, Edmonton

MLS® #E4423778

**\$1,499,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to your next investment property!  
Excellent located asset in Riverdale! Large corner lot of approx. 9088 sq ft! Owner in the process of Complete and Extensive Renovations! On top of that two new units on the site. 6 total units, all above grade, fenced, no back lane, and close to the river valley, playgrounds, and downtown. This is a landlord and tenant's dream! Photos will be updated as renovations progress. \*\*All Numbers Noted are Proforma Numbers\*\*

Built in 1971

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4423778                |
| Price      | \$1,499,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1971                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8732 101 Avenue |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |



Province AB  
Postal Code T5H 0A9

### **Exterior**

Exterior Wood Frame  
Construction Wood Frame

### **Additional Information**

Date Listed March 1st, 2025  
Days on Market 34  
Zoning Zone 13

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Listing information last updated on April 4th, 2025 at 12:02am MDT