

## \$3,630,000 - 9928 81 Avenue, Edmonton

MLS® #E4413787

**\$3,630,000**

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	\$3,630,000
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	202
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 June 5th, 2025 at 9:17pm MDT