

PRICE REDUCED ~~\$3,650,000.00~~  
**\$2,900,000.00 (\$94.90 PER SF)**

FOR SALE

# FORMER CERTIFIED RADIO BUILDING AND LAND

9639 Whyte Avenue (82 Avenue), Edmonton, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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**Ian Newman**

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# PROPERTY HIGHLIGHTS

- Well located building and land located along Whyte Avenue in the Ritchie Neighbourhood
- +-30,558 SF Total site size, highly suitable for redevelopment
- Close proximity to Millcreek Ravine, providing expansive walking paths and green space
- Demographics show a young, dynamic and well-educated population within a historically strong rental market



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

9639 82 Avenue - Edmonton. AB

## LEGAL DESCRIPTION

Plan 4575S, Block 12, Lot 1-7)

## NEIGHBOURHOOD RITCHIE

## ZONING

General Business Zone (CB2)

## FAR 3.5

## BUILDING SIZE 14,972 SF

## YEAR BUILT 1954

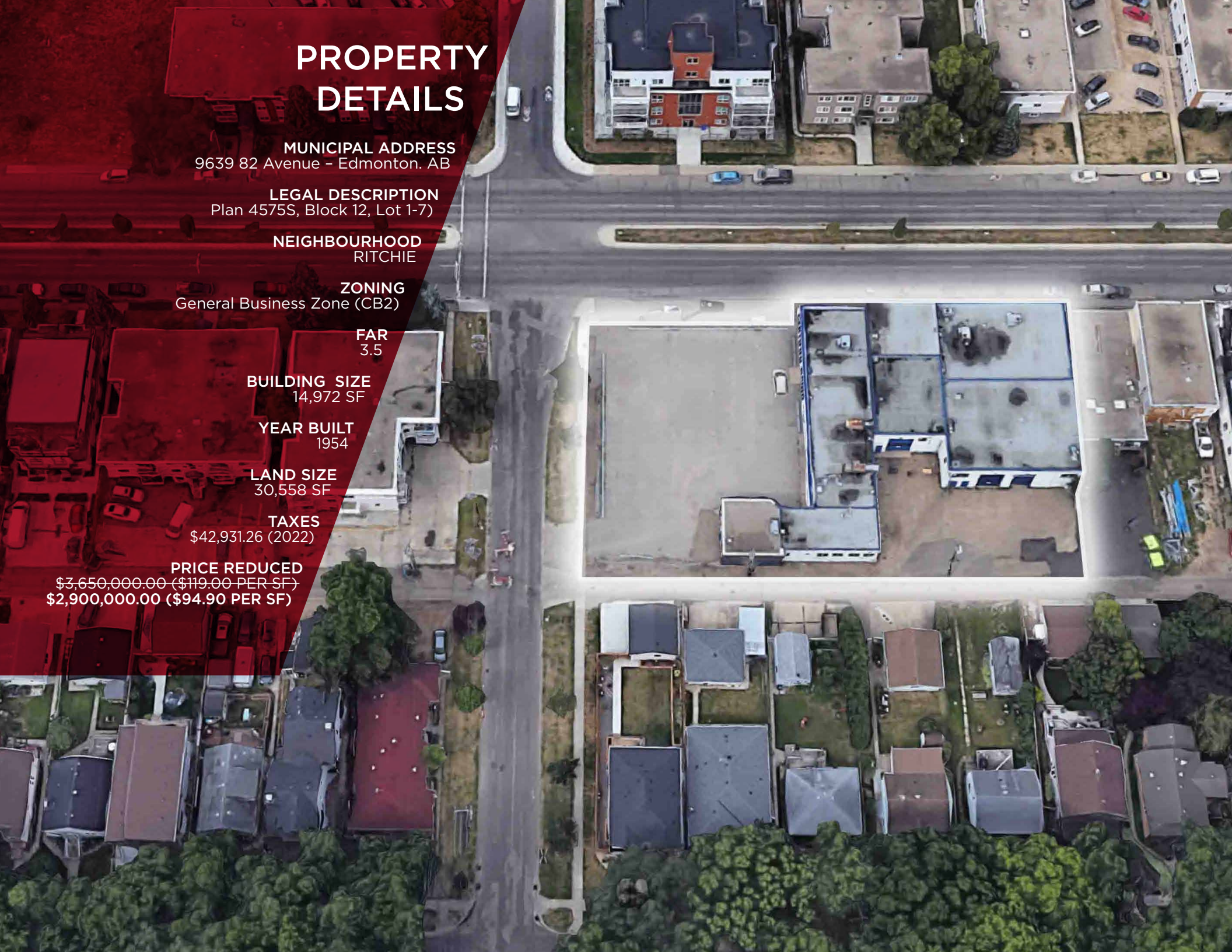
## LAND SIZE 30,558 SF

## TAXES

\$42,931.26 (2022)

## PRICE REDUCED

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