

## \$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 | 266                 |
| 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 August 7th, 2025 at 10:02pm MDT