# \$2,700,000 - 10335 82 Avenue, Edmonton

MLS® #E4356434

### \$2,700,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Strathcona Junction, Edmonton, AB

FOR SALE or LEASE - The historic Princess Theatre... Built in 1914 by John McKernan, the first marble-faced building in Western Canada and a Provincially designated historic site. Princess Theatre is 360 seats including a second floor balcony, a concession, washrooms and projector room. Princess II is 90 seats with it's own concession, washrooms and entrance from Whyte Avenue. This property can come fully equipped, the Landlord prefers the same or similar use in the building. Preference will be given to similar uses and users taking the whole space. At this time, the third floor is not included in the GLA. The 9,680 SF includes the lower level Princess Il theatre. Including the basement there is 14,270 SF +/-.



#### **Essential Information**

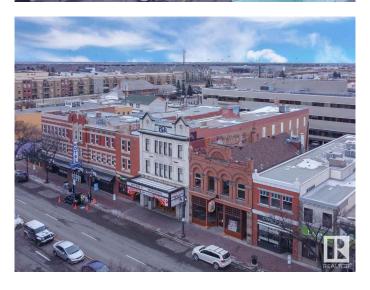
MLS® # E4356434 Price \$2,700,000

Bathrooms 0.00
Acres 0.00
Year Built 1914
Type Retail
Status Active









Address 10335 82 Avenue

Area Edmonton

Subdivision Strathcona Junction

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1Z9

#### **Exterior**

Exterior Brick
Construction Brick

## **Additional Information**

Date Listed August 31st, 2023

Days on Market 561

Zoning Zone 41

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 March 14th, 2025 at 5:32am MDT