

## \$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 II theatre. Including the basement there is 14,270 SF +/-.

Built in 1914

### Essential Information

MLS® #	E4356434
Price	\$2,700,000
Bathrooms	0.00
Acres	0.00
Year Built	1914
Type	Retail
Status	Active

### Community Information



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	597
Zoning	Zone 41

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Listing information last updated on April 19th, 2025 at 5:02pm MDT