

## \$2,499,000 - 10335 82 Avenue, Edmonton

MLS® #E4450246

**\$2,499,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

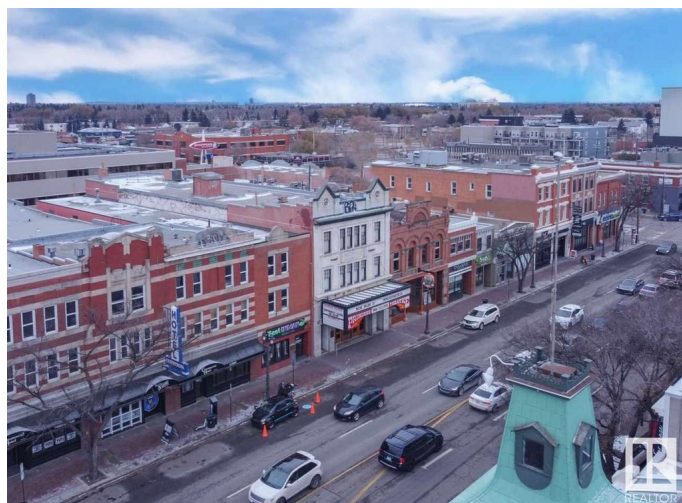
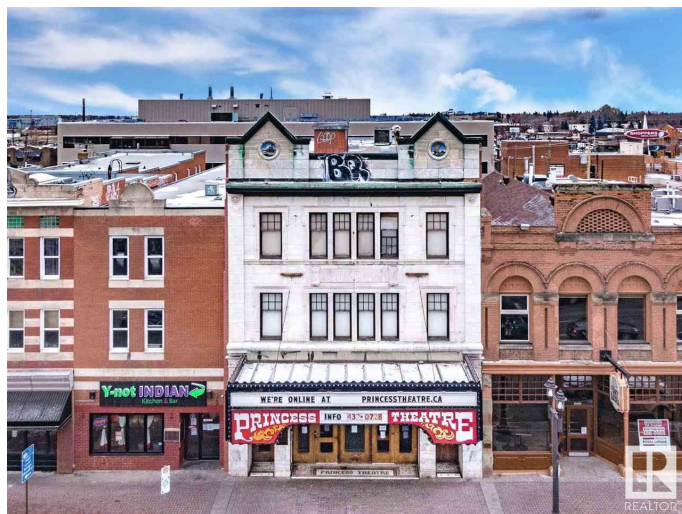
Strathcona Junction, Edmonton, AB

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® #     | E4450246    |
| Price      | \$2,499,000 |
| Lease Rate | \$9         |
| 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    | July 28th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 41         |

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Listing information last updated on October 7th, 2025 at 7:02pm MDT