

\$4,800,000 - 10625 122 Street, Edmonton

MLS® #E4460310

\$4,800,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Westmount, Edmonton, AB

An exciting investment opportunity in Westmount—this 32-unit apartment building is just steps from Unity Square, 124 Street, and the upcoming LRT on 104 Avenue, with Grant MacEwan University and downtown only minutes away. The property includes twelve 1-bedroom units and twenty 2-bedroom units in varying stages of renovation; first-floor units are below grade with no patios, while above-grade 2-bedrooms feature balconies and either dishwashers or space for them. Each floor offers laundry facilities, central vacuum access at both ends of the building, and added storage between the 2nd–3rd and 3rd–4th floors. Recent upgrades include a new boiler (2019), exterior stucco and paint (2016/17), and a new roof (2016/17). Eight units require renovations before leasing, presenting value-add potential. The building offers 32 electrified parking stalls, 7 visitor stalls, and an outbuilding for maintenance equipment, with posted income based on estimated market rents and 7% vacancy.

Built in 1978

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4460310 |
| Price | \$4,800,000 |
| Bathrooms | 0.00 |



| | |
|------------|-------------------------|
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10625 122 Street |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 1E7 |

Exterior

| | |
|--------------|--------------------|
| Exterior | Stucco, Wood Frame |
| Construction | Stucco, Wood Frame |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 1st, 2025 |
| Days on Market | 1 |
| Zoning | Zone 07 |

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Listing information last updated on October 2nd, 2025 at 4:18pm MDT