

\$2,195,000 - 10730 101 St Nw, Edmonton

MLS® #E4333444

\$2,195,000

Bedroom, Bathroom, 10,000 sqft

Retail on 0.00 Acres

Central Mcdougall, Edmonton, AB

Excellence downtown location on 101 Street
Zoning CB2, New building 5,000 SF 1) Main
Floor \$17 PSF/Ann. build out with quality
improvements, ideal for Professional and
Medical Center i.e. Optometrist / Eye Care
Clinic, Health Clinic and Pharmacy, and Dental
Clinic. 2) 2nd Floor, 4 available office spaces
with each 1,200SF \$13 PSF/Ann. Typical uses
include lawyers, accountants, engineers,
architects, insurance, loan offices, massage
studio. All units are provided with separate
utility meters, and low opp. cost of \$6 PSF/Ann
for main floor and \$3 PSF/Ann for 2nd floor.
Close to EPCOR Tower, ICE District, Royal
Alberta Museum, Royal Alex Hospital,
Kingsway Garden Mall, The Brick Warehouse
and many more.

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | E4333444 |
| Price | \$2,195,000 |
| Square Footage | 10,000 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Retail |

Community Information

| | |
|---------|-----------------|
| Address | 10730 101 St Nw |
|---------|-----------------|



| | |
|-------------|-------------------|
| Area | Edmonton |
| Subdivision | Central Mcdougall |
| City | Edmonton |
| Province | AB |
| Postal Code | T5H 2S1 |

Exterior

| | |
|--------------|---------------|
| Construction | Brick/Masonry |
|--------------|---------------|

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 30th, 2023 |
|-------------|------------------|

| | |
|--------|-----|
| Zoning | CB2 |
|--------|-----|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 16th, 2024 at 8:16pm MDT