

\$250,000 - # #420 11044 82 Av Nw Nw, Edmonton

MLS® #E4344265

\$250,000

Bedroom, Bathroom, 904 sqft
Office on 0.00 Acres

Garneau, Edmonton, AB

The Garneau Professional Centre is located on Whyte Ave within walking distance to the U of A. This building has recently been converted into condos, meaning these units have never been for sale individually until now. Excellent opportunity for owner/user groups. Instead of paying rent, build equity and put your money back into your pocket. Ideal for medical and professional users. Building Features include underground parking, ample visitor parking, signage opportunities facing Whyte Avenue traffic, elevators and over \$1M in common area renovations. There are several size options available from 732 Sq. Ft. up to 8,353 Sq. Ft. with a healthy mix of developed medical and office space as well as some raw units ready for your customization.

Built in 1981

Essential Information

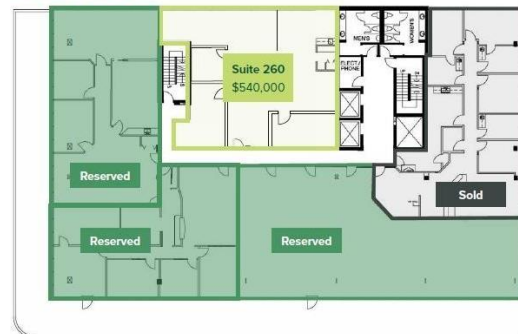
MLS® #	E4344265
Price	\$250,000
Square Footage	904
Acres	0.00
Year Built	1981
Type	Office

Community Information

Address # #420 11044 82 Av Nw Nw



2nd Floor



Size (Useable SF)	
Suite 260	1,959 SF

4th Floor



Size (Useable SF)	
Suite 402	1,378 SF
Suite 410	1,389 SF
Suite 420	904 SF
Suite 430	1,561 SF
Suite 430	2,056 SF
Suite 435	1,065 SF

Suite 400, 410, 415, 420, 430 and 440 contiguous for up to 8,353 SF

Area	Edmonton
Subdivision	Garneau
City	Edmonton
Province	AB
Postal Code	T6G 0T2

Exterior

Construction	Brick/Masonry
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Additional Information

Date Listed	June 6th, 2023
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Listing information last updated on September 20th, 2024 at 4:02pm MDT