

\$1,249,000 - 11660 95 Street, Edmonton

MLS® #E4405746

\$1,249,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Alberta Avenue, Edmonton, AB

Opportunity: Ideal for pharmacy, professional and medical users to occupy up to 6,000 sq.ft. in a community-centric professional building
Income in place: Ability to capitalize on stabilized/escalating lease revenue from the established main floor dental office tenant for the next five years
Location: Corner site with prime frontage directly onto 95th Street and 117 Avenue
Building size: Main Floor: 4,826 sq.ft.±; Second Floor: 4,826 sq.ft.± Total Building Size: 9,654 sq.ft.± (With ability to demise)
Access: Transit-oriented property with abundant onsite/street parking available
Total Sale Price: \$1,249,000

Built in 1957

Essential Information

MLS® #	E4405746
Price	\$1,249,000
Bathrooms	0.00
Acres	0.00
Year Built	1957
Type	Office
Status	Active

Community Information

Address	11660 95 Street
Area	Edmonton



Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L8

Exterior

Exterior	Block
Construction	Block

Additional Information

Date Listed	September 10th, 2024
Days on Market	326
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 August 2nd, 2025 at 6:17am MDT