



# 11520 100 Avenue 215 Edmonton AB

\$450,000

Exceptional commercial space in the heart of Downtown Edmonton, currently utilized as a law office but suitable for any professional office needs. Located on the corner of 110 Ave & 116 St, across from the historic LeMarchand Mansion and Grant Notley Park, this mixed-use building offers prime visibility and convenience. The property features 7 large offices, a spacious boardroom, a fully equipped kitchen, a welcoming reception area, and a central space perfect for additional desks or modular workstations. All offices boast expansive windows, filling the space with natural light. The building also has its own parkade, ensuring ample parking for staff and clients. Residential units above the commercial space create a vibrant, mixed-use environment. Don't miss this rare opportunity to secure a beautifully designed office space in a prestigious downtown location.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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