



## Edmonton Alberta

\$2,900,000

The George Durrand Residence plus Extra Development Land! - A historically designated building, fully restored from 2020-2023 and meticulously maintained as an office building. Offering unobstructed views, additional development land potential on the rear lot, a maintenance grant every 5 years and 14 newly paved stalls on site. Total size including the developed basement is 4,397 SF + an enclosed deck and sunroom (200 sf +/- each). Additional features include Hunter Douglas blinds throughout, underground sprinklers, a patio, four historic lampposts, beautiful landscaping and landscape lighting. Interior build out is 7 offices, loft/boardroom, a kitchen plus 4 more offices in the basement. This is a perfect opportunity for an owner/user that appreciates the River Valley, City views and historic charm. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.edmontonrealtyservices.com/>

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