



10612 - 124 Street, Edmonton, AB

## Freestanding office/investment property **for sale**

Ideally located in the heart of the trendy 124<sup>th</sup> Street district and only a 5-minute drive to downtown, this owner-user or investment property provides 3,745 square feet of vacant office or retail space available for occupancy, with the remaining 6,985 square feet leased.

Asking Sale Price:  
**\$2.3 Million**

- High profile location with prime exposure
- Abundance of amenities within the area

**Phil Goh**  
Senior Vice President  
+1 780 969 2989  
phil.goh@colliers.com

Accelerating success.

## Edmonton Alberta

\$2,300,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Ideally located in the heart of the trendy 124th Street district and only a 5-minute drive to downtown, this owner-user or investment property provides 1,714 square feet of vacant office or retail space available for occupancy, with the remaining 6,985 square feet leased. The 124th Street area is one of Edmonton's most vibrant shopping districts, home to local restaurants, coffee shops, boutiques, and art galleries, providing a great sense of community. Several green spaces are located nearby, including the River Valley, providing tenants with a balance of work and play in a desirable location. Ideal for clients and visitors, there is an abundance of on-street parking spaces within one block of 124th street, including over 20 accessible parking spaces. Other Property Types: Office, Retail, Subject Space Width: 500 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: Yes Appointment Name: Phil Appointment Phone: 780-969-2989 Paragon Listing ID: E4438557 (id:6769)

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net