



Edmonton Alberta

\$1,750,000

Professional Office Space Available for Sale/Lease. Spacious, well-designed, 2nd floor, bright & beautifully finished office located in a professional building w/ ample on-site & street parking. The building features an elevator & an impressive open staircase w/ glass railings for a modern touch. This secure unit incl 2 entrances to the common corridor, w/ an intercom for additional safety measures at the main. Public restrooms w/ passcode entry are conveniently located next door. This unit is thoughtfully built out w/ 15 private offices (most featuring windows), an impressive conference room w/ built-in speakers & elevated vaulted ceiling, kitchen, server/flex room, reception area, and coat closets. Also incl w/ the space, a separate extension w/ a fully fixtured studio room where approximately 50% of the walls feature large windows. A stunning turn-key, executive office w/ wraparound windows enhances the professional atmosphere - a great opportunity for professional, medical & admin use. Other Property Types: Office Subject Space Width: 1170 Ownership Interest: Private Condo Fee Includes: Caretaker, Heat, Insur. For Common Areas, Landscape & Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer, Exterior Maintenance, Janitorial Common Areas Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Kris Appointment Phone: 780-232-2224 Paragon Listing ID: E4461992 (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX River City

<https://kristrajano.edmontonhomesforsaleremaxrivercity.ca/>



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