



10730 101 Street Edmonton AB

\$2,195,000

Excellence downtown location on 101 Street Zoning CB2, New building 5,000 SF 1) Main Floor \$17 PSF/Ann. build out with quality improvements, ideal for Professional and Medical Center i.e. Optometrist / Eye Care Clinic, Health Clinic and Pharmacy, and Dental Clinic. 2) 2nd Floor, 4 available office spaces with each 1,200SF \$13 PSF/Ann. Typical uses include lawyers, accountants, engineers, architects, insurance, loan offices, massage studio. All units are provided with separate utility meters, and low opp. cost of \$6 PSF/Ann for main floor and \$3 PSF/Ann for 2nd floor. Close to EPCOR Tower, ICE District, Royal Alberta Museum, Royal Alex Hospital, Kingsway Garden Mall, The Brick Warehouse and many more.

Listing Presented By:



Originally Listed by:
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