

10152 96 Street

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Commercial: 17.53m x 10.90m | 176.8 m²
Commercial: 16.81m x 12.26m | 191.7 m²
Entry: 1.29m x 3.49m
Mwr: 2.84m x 2.62m | 6.1 m²
Office: 4.55m x 2.70m | 12.0 m²
Office: 6.24m x 4.34m | 25.1 m²
Utility: 2.84m x 1.68m
Washroom: 1.59m x 2.00m | 3.2 m²
Wwr: 2.84m x 3.29m | 7.7 m²

2ND FLOOR

Commercial: 4.55m x 9.56m | 36.8 m²

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 556.99 m²
Perimeter Wall Thickness: 20 cm
Exterior Area: 577.67 m²

2ND FLOOR

Interior Area: 43.10 m²
Perimeter Wall Thickness: 20 cm
Exterior Area: 49.23 m²

Total Above Grade Floor Area, Main Building

Interior Area: 600.09 m²
Exterior Area: 626.90 m²

White regions are excluded from total floor area in floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$699,000

Rare opportunity to acquire a landmark former church property in the heart of Edmonton's evolving downtown core. Located at 10152-96 Street, this unique character building offers approximately 6700 sq. ft. of space on a 1,220 m² lot with mixed use zoning (MU h23 f4.5), opening the door to a wide range of future possibilities or redevelopment opportunities. Situated in a high-density mixed-use area with close proximity to downtown, transit routes, and major commuter corridors. Property is being sold as-is, where-is. A unique opportunity for investors, owner-users, or visionary redevelopment groups seeking a prominent urban location with significant upside potential. (id:6769)

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

<http://www.berniekrec.ca/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.