



## 10709 105 Street Edmonton AB

\$2,850,000

Situated in the vibrant neighborhood of McDougall, Edmonton, this rare two-storey freestanding office/retail building presents an excellent opportunity to own your own property at the doorstep of Edmonton's downtown. The character building offers 15,400 square feet of space above grade and includes 45 parking stalls. With approximately 125 feet of frontage along 107 Avenue, multiple entrances, and ample fenced parking, this building is well-suited for a wide variety of retail and office uses. This property is being exclusively marketed on behalf of BDO Canada Limited, in its sole capacity as Receiver of Bereket & G Holdings Ltd. and not in its personal capacity. Please note that any transaction will be on a strictly "as is, where is" basis with no representations or warranties of any nature and will be subject to the approval of the Court of King's Bench of Alberta.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

NatalieDreamHomes@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca