



## Edmonton Alberta

\$15

High-exposure second-floor space in the heart of Downtown Edmonton, ideally suited for office or institutional use. Located at the prominent corner of 102 Avenue NW and 109 Street NW, this 14,472 SF unit offers a flexible, move-in-ready layout featuring a reception area, multiple private offices, open workspaces, meeting rooms, kitchen, and washrooms. Formerly an educational facility, the space is well-suited for training centres, professional offices, schools, or colleges. Surrounded by residential towers, office buildings, and popular restaurants. Other Property Types: Office Subject Space Width: 250 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Gurprit Gill Appointment Phone: 587-501-9936 Lease Operating Costs Included: Common Area Maintenance (CAM) charges, building insurance. Paragon Listing ID: E4452384 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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