



## 11520 100 Avenue 207 Edmonton AB

\$399,900

Great investment opportunity to own this beautiful commercial space in one of the best locations of downtown Edmonton. Only steps away from the river valley, across the street from Le Marchand Mansion and excellent proximity to nearby amenities. This space is currently occupied by established 20 years + tenants in the medical industry and features 2500 SF of space on the 2nd floor zoned DC1 & comes with 3 assigned 24 hour reserved parking stalls. Current lease runs through end of January 2025 with 2-year option to extend. Turnkey investment ready for immediate take over. 12.17% cap rate - Triple net lease.

Listing Presented By:



Originally Listed by:  
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