



## Edmonton Alberta

\$690,000

TURNKEY DENTAL PRACTICE OPPORTUNITY -- ICON II, DOWNTOWN EDMONTON. A rare chance to own a fully built-out dental office in one of downtown Edmontons most sought-after addresses. This move-in-ready space is ideal for an established practice looking to relocate, expand, or open a satellite location -- or for a new practitioner ready to launch without the cost and delay of a full build-out. Highlights: Turnkey dental leaseholds, lightly used and in like-new condition -- plumbing runs through the subfloor, eliminating concerns about leaks affecting the unit below. Existing washroom infrastructure in place. Large windows with abundant natural light and elevated ceilings for an open, professional feel. Own your space instead of leasing -- build equity while you build your practice. Location: Located in Icon II, a landmark 30-storey high-rise completed in 2010 with 147 residential units above, situated on the 104th Street Promenade in the heart of downtown Edmonton. Steps from the LRT, Rogers Place, MacEwan University, and the downtown Farmers Market -- offering exceptional walk-up traffic and visibility. Ideal for: General or specialty dental practice, satellite office, or investor seeking a healthcare-tenant-ready commercial condo. Contact me today to book a private showing of this move-in-ready opportunity. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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