



1 Partition Plan: Main Floor
D:02 SCALE: 1/4" = 1'-0"

Edmonton Alberta

\$1,350,000

Rare Freestanding Office building situated on 101 Avenue in Terrace Heights. Interior was fully renovated, redesigned and modernized in 2007 from top to bottom with quality improvements and a flare that sets it apart. Main floor offers 16 ceilings, 5 private offices, reception, large boardroom, reception, two large open work areas, kitchenette and handicap accessible washroom. With a separate side entrance, the second floor has a number of private offices and work areas, a massive executive suite office, mens and ladies washrooms, large kitchenette and although designed initially for the owners use, the design lends itself to two distinct office areas that currently are rented and produce income until August 2026 and the tenant would like to stay. Full basement under front half of building, finished in the same manner as the main and second offers 1600 additional square feet of work areas and storage. Building is fully air conditioned. Truly a unique opportunity for an owner/user or investor. Other Property Types: Office, Retail Subject Space Width: 49 Subject Space Depth: 62 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Wayne Appointment Phone: 780-953-9934 Paragon Listing ID: E4456864 (id:6769)

Listing Presented By:



Originally Listed by:
REMAX River City

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