



## Edmonton Alberta

\$400,000

LOCATION LOCATION!! For this ULTRA MODERN office space in this sought after Medical building. A great area mins to Whyte Avenue, University of Alberta and downtown. This professional building is built within the 109 Street development plan with a high ranking score of 71. Fantastic parking with 4 levels of underground parking & lots of additional surface parking . This is a great investment opportunity, A Restrictive Covenant in the building creates a competitive position for each clinic. Surrounded by other large Anchor tenants and medical professionals this is the perfect location for business. Convenient ground floor unit is fully built out with large reception /waiting area, 3 consulting rooms,2 large imaging rooms & 3 change rooms. A full kitchen for staff, laundry room and separate office. Dont miss the chance to own in here. Other Property Types: Office Subject Space Width: 450 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Shirley Williams Appointment Phone: 780-995-7620 Paragon Listing ID: E4439954 (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Premier Real Estate

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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)