



## Edmonton Alberta

\$10

For Sale or Lease. Exceptional opportunity to lease a premium commercial office space in the heart of Downtown Edmonton. Currently operating as a law office, this versatile property is ideally suited for a wide range of professional uses including legal, accounting, consulting, medical, or creative firms. Recently upgraded flooring to luxury Vinyl plank throughout. Move in ready for the next business to takeover this immaculate and spacious unit. Prominently positioned at the corner of 100 Avenue and 115 Street, directly across from the historic LeMarchand Mansion and Grant Notley Park, this mixed-use building offers outstanding visibility, accessibility, and prestige. The well-designed layout includes: Seven generously sized private offices A spacious boardroom ideal for meetings and presentations Space for a fully equipped kitchen An inviting reception area A central open workspace suitable for additional desks or modular workstations Expansive windows in every office flood the space with natural light, creating a bright and productive work environment. The building also features its own private parkade, providing convenient on-site parking for both staff and clients. With residential units above, the property benefits from the energy and convenience of a vibrant mixed-use setting. This is a rare opportunity to lease a beautifully appointed office space in one of Edmonton's most desirable downtown locations. Purchases for \$375,000 (id:6769)

Listing Presented By:



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