



## Edmonton Alberta

\$0

Compass Place presents a compelling investment opportunity in the heart of downtown Edmonton. Offered for sale at \$11,000,000 (negotiable), this well-located commercial asset provides significant value-add and income-growth potential for the discerning investor. The building is partially leased, creating immediate upside through lease-up, repositioning, or tenant mix optimization. Its current vacancy allows a new owner the flexibility to enhance cash flow, attract quality tenants, or explore alternative strategies tailored to market demand. Ideally situated within Edmonton's downtown core, Compass Place benefits from strong visibility, accessibility, and proximity to major business, retail, and transit corridors—making it an attractive destination for both tenants and investors alike. This is a rare opportunity to acquire a downtown commercial property with scale, flexibility, and long-term appreciation potential. Well suited for investors seeking stable fundamentals with clear upside, owner-operators, or groups looking to reposition a prominent asset in a growing urban market. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com