

# \$399,900 - 207 11520 100 Avenue, Edmonton

MLS® #E4413018

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Oliver, Edmonton, AB

Great investment opportunity to own this beautiful commercial space in one of the best locations of downtown Edmonton. Only steps away from the river valley, across the street from Le Marchand Mansion and excellent proximity to nearby amenities. This space is currently occupied by established 20 years + tenants in the medical industry and features 2500 SF of space on the 2nd floor zoned DC1 & comes with 3 assigned 24 hour reserved parking stalls. Current lease runs through end of January 2025 with 2-year option to extend. Turnkey investment ready for immediate take over. 12.17% cap rate - Triple net lease.

Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4413018  |
| Price      | \$399,900 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1969      |
| Type       | Retail    |
| Status     | Active    |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 207 11520 100 Avenue |
| Area    | Edmonton             |



|             |          |
|-------------|----------|
| Subdivision | Oliver   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5K 0T7  |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Days on Market | 175                |
| Zoning         | Zone 12            |

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Listing information last updated on May 1st, 2025 at 11:02am MDT