

FOR SALE

Owner/User or Investment Opportunity

5950 SF Freestanding Office Building

7316 – 101 Avenue NW

Edmonton, AB T6A 0J2

\$1,350,000.00



Property Highlights:

- Fully renovated & redesigned 2 Storey Office building fronting on 101 Avenue
- High exposure location, Air-conditioned office space, 12 parking stalls
- 5950 SF over two floors plus a developed 1600 SF basement
- Second floor offices accessible from main and separate side entrance at grade
- 16' ceilings on main floor. Quality and consistent improvements on all 3 floors

Contact

Wayne Paradis

RE/MAX River City

Commercial Division

780-953-9934 cell

wparadis@remax.net

RE/MAX
COMMERCIAL®

Additional Property Details:

Address: 7316 – 101 Avenue NW

Legal: Plan 1721435; Blk 22 Lot 18,
W ½ of 19

Size: 5950 SF + 1600 SF basement

Taxes: \$23,565.38 (2024)

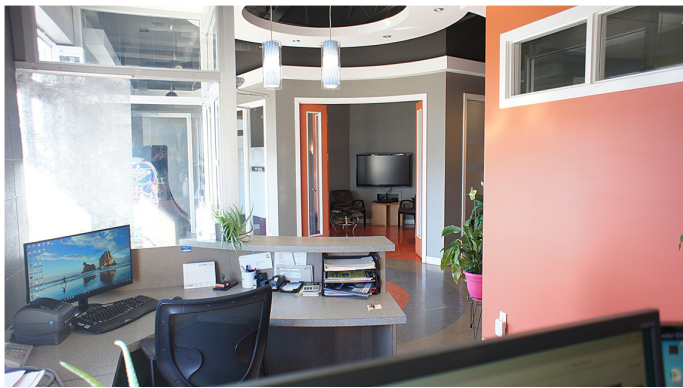
Zoning: MU – Mixed Use

Year Built: 1970 (renovated 2007)

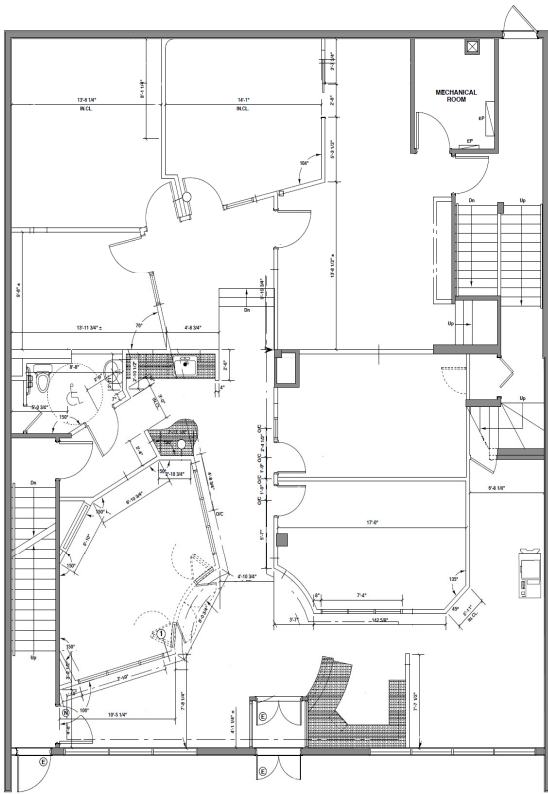
Parking: 12 Stalls

Sale Price:

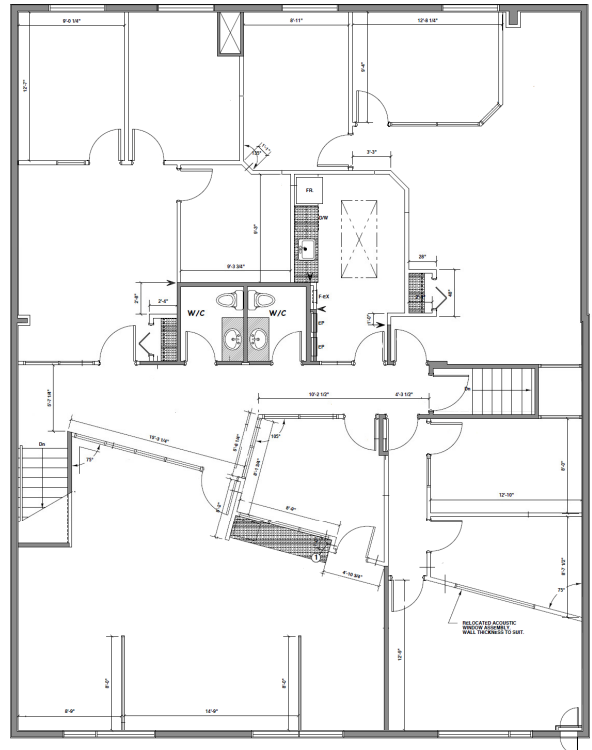
Price: **\$1,350,000.00**



RE/MAX
COMMERCIAL®



1 Partition Plan: Main Floor
D42 SCALE: 1/4" = 1'-0"



2 Partition Plan: Second Floor
D43 SCALE: 1/4" = 1'-0"



Contact

Wayne Paradis
 RE/MAX River City
 Commercial Division
 780-953-9934 cell
wparadis@remax.net

