

**AVISON  
YOUNG**

**For Sale**  
16102/04 - 100 Avenue  
Edmonton, AB



**Standalone office  
building and adjacent  
lot in west Edmonton**

**Get more information**

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# For Sale



## Property Description

Unique opportunity to acquire a fully developed, standalone office building with an adjacent lot for potential expansion. The building features a variety of private offices, meeting rooms, multiple washrooms, a lunchroom, open work areas, and storage spaces. Located in the Glenwood neighborhood, the property offers convenient access to downtown and 170 Street, with prime visibility on 100 Avenue.

## Building Summary

Legal Description:	Plan 6144AH Blk 3C Lots 9 & 10
Building Size:	Main & Second: 5,335 SF Below Grade: 3,860 SF Total: 9,195 SF
Lot Size:	0.25 Acres (Lots 9 & 10)
Zoning:	Site Specific Development Control Provision (DC2) <a href="#">Click to view uses</a>
Property Taxes:	Non-Profit Status

## Adjacent Lot Summary

Legal Description:	Plan 6144AH Blk 3C Lot 11
Lot Size:	0.13 Acres (Lot 11)
Zoning:	(RF1) Single Detached Residential Zone <a href="#">Click to view uses</a>
Property Taxes:	Non-Profit Status



Abundance of nearby amenities

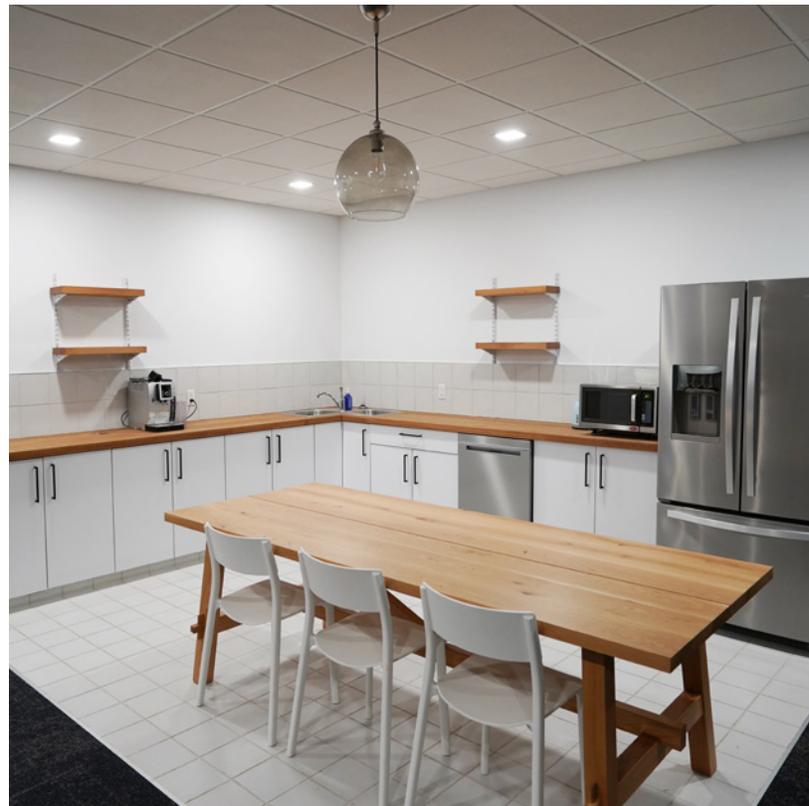


Highly accessible via major arterial roads and transit

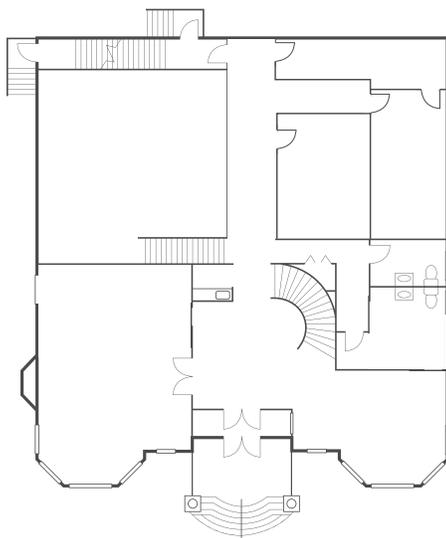


Ideal opportunity for owner/user

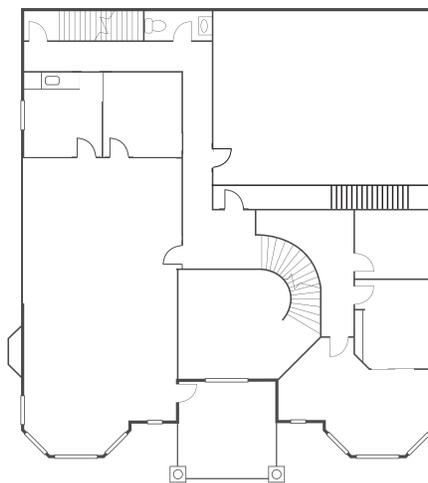
**Sale Price: \$1,650,000**



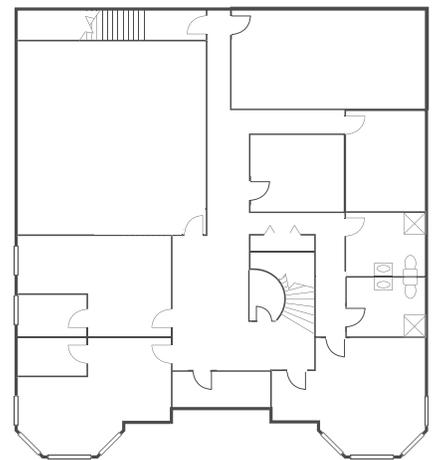
**Main Floor** | 2,935 SF



**Second Floor** | 2,400 SF



**Below Grade** | 3,860 SF



*\*Floor plans not exact, used for illustration purposes only.*

**8** Offices

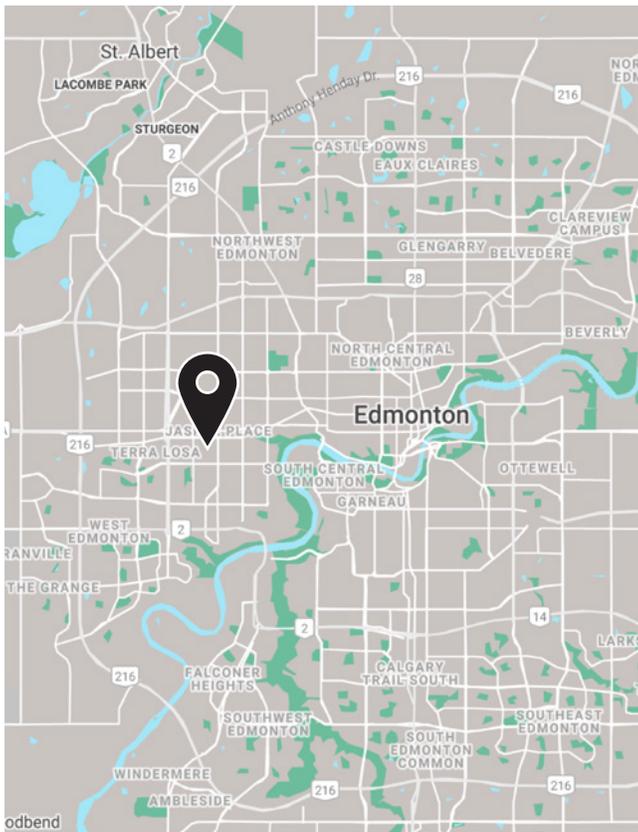
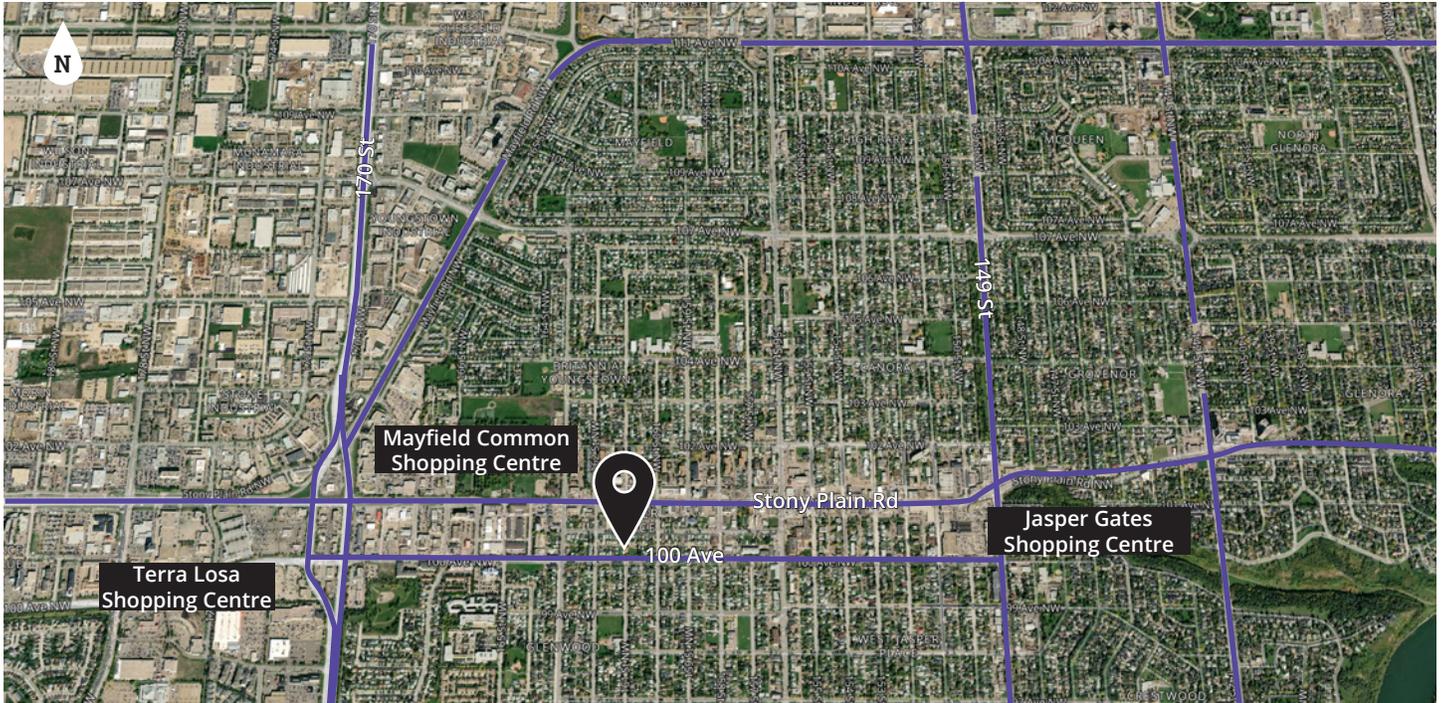
**5** Meeting rooms

 Lunchroom/Lounge

**15** Onsite Surface Stalls  
& ample street parking in  
the immediate area

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**Drive Times**

Anthony Henday Drive	9 minutes
Whitemud Drive	13 minutes
Yellowhead Trail/HWY 16	15 minutes
Downtown Edmonton	15 minutes
St. Albert	20 minutes

**Nearby Amenities (within 5 mins)**

Jasper Gates Shopping Centre, Tim Horton's, Joey, Boston Pizza, Wendy's, Chicago Deep Dish, Earls, Safeway, 7-11, CIBC and more

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