

Central office building on 111 Avenue

savills

FOR SALE

9578 - 111 Avenue Edmonton, Alberta



SPACE PROFILE

3,102 SF
Building SF

4,762 SF
Lot SF

5 dedicated
Parking spaces

Immediate
Availability

~~\$1,000,000~~
Sale Price

\$900,000
Price Reduction

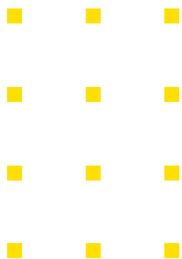


PROPERTY OVERVIEW

An exciting opportunity to buy 9578 - 111 Avenue NW. The property is a ~3,102 sq ft, single-storey Class B property situated on a 0.11-acre corner lot with strong street frontage and approximately 5 on-site parking stalls.

Built in 1960, it's ideally located just minutes from downtown and directly adjacent to key amenities including Kingsway Mall, Royal Alexandra Hospital, and major transit routes, making it well-suited for medical, professional, or wellness uses.

The area offers high visibility, strong transit access, and a mix of residential and commercial density, creating a strong opportunity for owner-users or investors seeking a well-positioned, accessible office space in a central Edmonton.

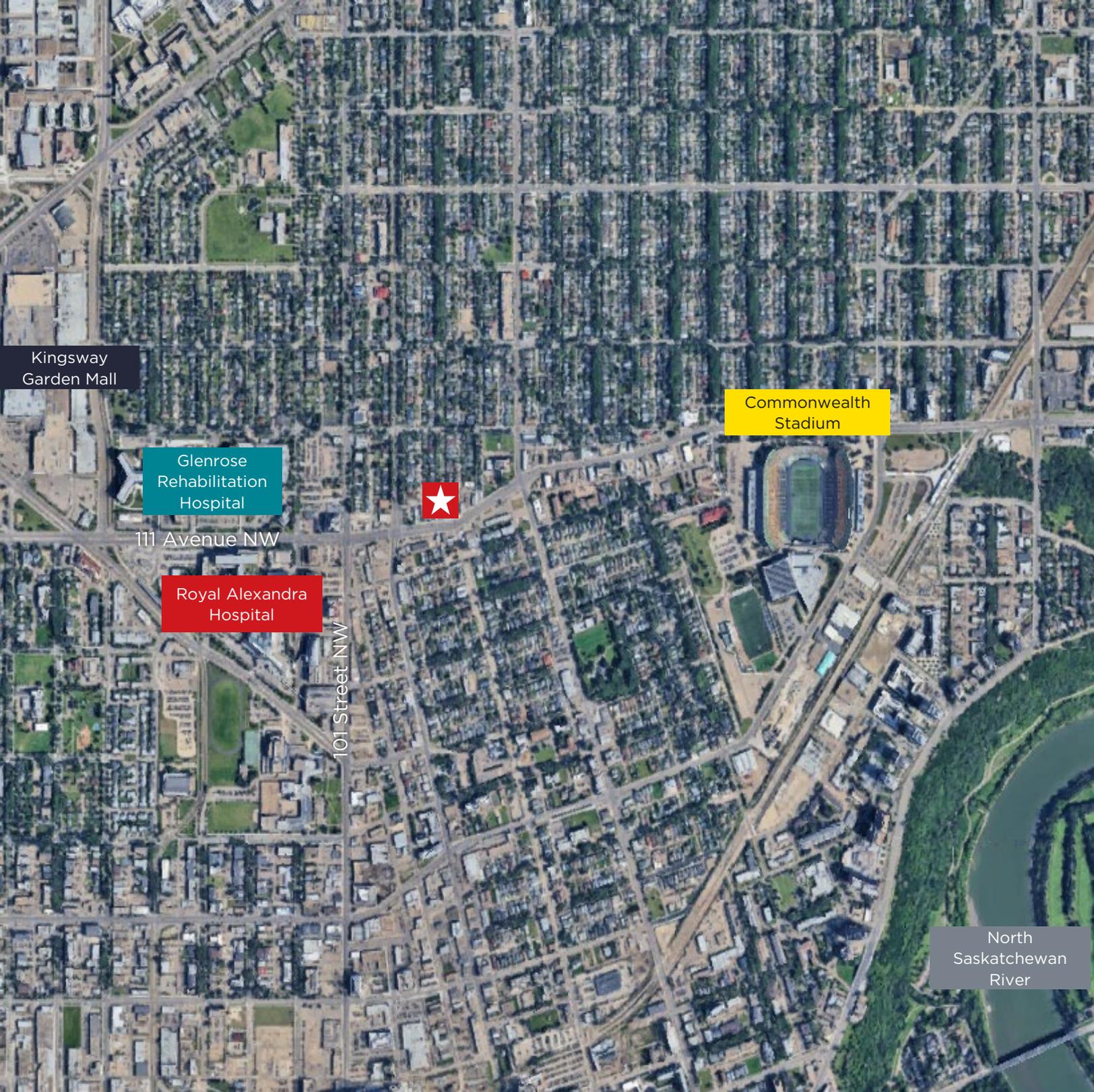




- Built in 1960 with a concrete block superstructure and supported on a poured concrete foundation and full basement (1,400 SF)
- Fully renovated in 2013 with over \$100K in renovations
- The building comes equipped with a boardroom, kitchen/staff area along with a mix of individual offices and shared workspaces

- Corner lot building with exceptional frontage onto 111 Avenue
- Bank vault still remains in the building in good working order





Kingsway
Garden Mall

Glenrose
Rehabilitation
Hospital

111 Avenue NW

Royal Alexandra
Hospital

101 Street NW

Commonwealth
Stadium

North
Saskatchewan
River



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