

8210 108 Street NW, Edmonton, AB

FOR SALE

±1,254 Sq. Ft.
(+ 992 Sq. Ft. Below Grade)
on ±4,352 Sq. Ft.

PRICE
REDUCED



STAND ALONE GARNEAU OFFICE BUILDING

8210 – 108 Street NW, Edmonton, AB

 780-914-1919  chapmanim@shaw.ca  3659 99 St NW, Edmonton, AB T6E 6K5

Property Highlights

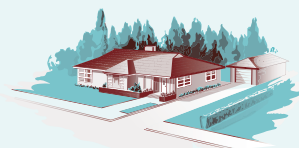
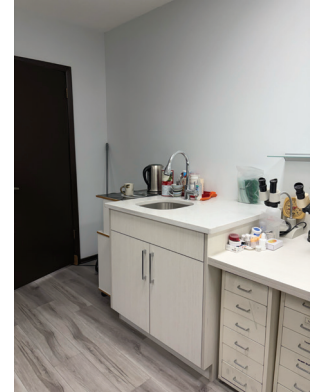
- **Prime Location:** A rare opportunity to acquire a standalone commercial building in the highly desirable Garneau neighbourhood and close to Whyte Ave & U of A.
- **Premium Quality & Licensed Craftsmanship:** This building was recently renovated from top to bottom in 2024. New rubber roof, Venice engineered flooring, new painting inside & outside, updated LED lighting, new blinds, new air-conditioner, new shower booth, new kitchen, two updated washrooms, new shed, extended concrete parking lot, and more. The property was designed by a professional and finished by a licensed plumber, electrician, HVAC technician, carpenter and all permits are approved by the City of Edmonton.
- **Turnkey Build-Out:** Approximately 2,176SF of office space split over 3 levels, fully equipped with a spacious reception/waiting area, 4 private executive offices, a dedicated print/copy station, storage rooms, and a full kitchen.
- **High-Density Development Potential:** This property recently completed the zoning change from RM7 to RM-h23 (Medium Scale Residential). There is future development potential to increase the building height to 23.0 m. (FAR of 3.0)

***Property / building for sale only. Business is not included**

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No warranty or representation, expressed or implied, is made. Information is subject to errors, omissions,
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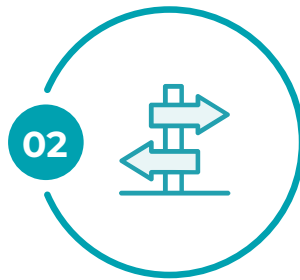
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Prime Exposure
Located on the highly visible and bustling Whyte Avenue.



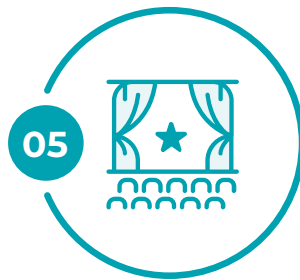
High Foot Traffic
Surrounded by popular shops, restaurants, and attractions that draw consistent pedestrian traffic.



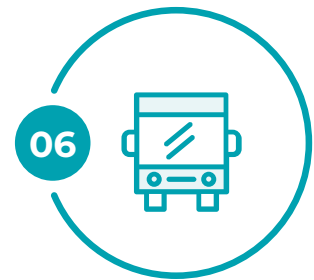
Strong Retail Synergy
Close to well-established retailers, cafes, and entertainment venues, enhancing customer flow.



Easy Accessibility
Convenient access for both vehicles and pedestrians, with nearby parking options.



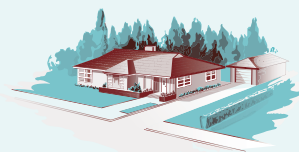
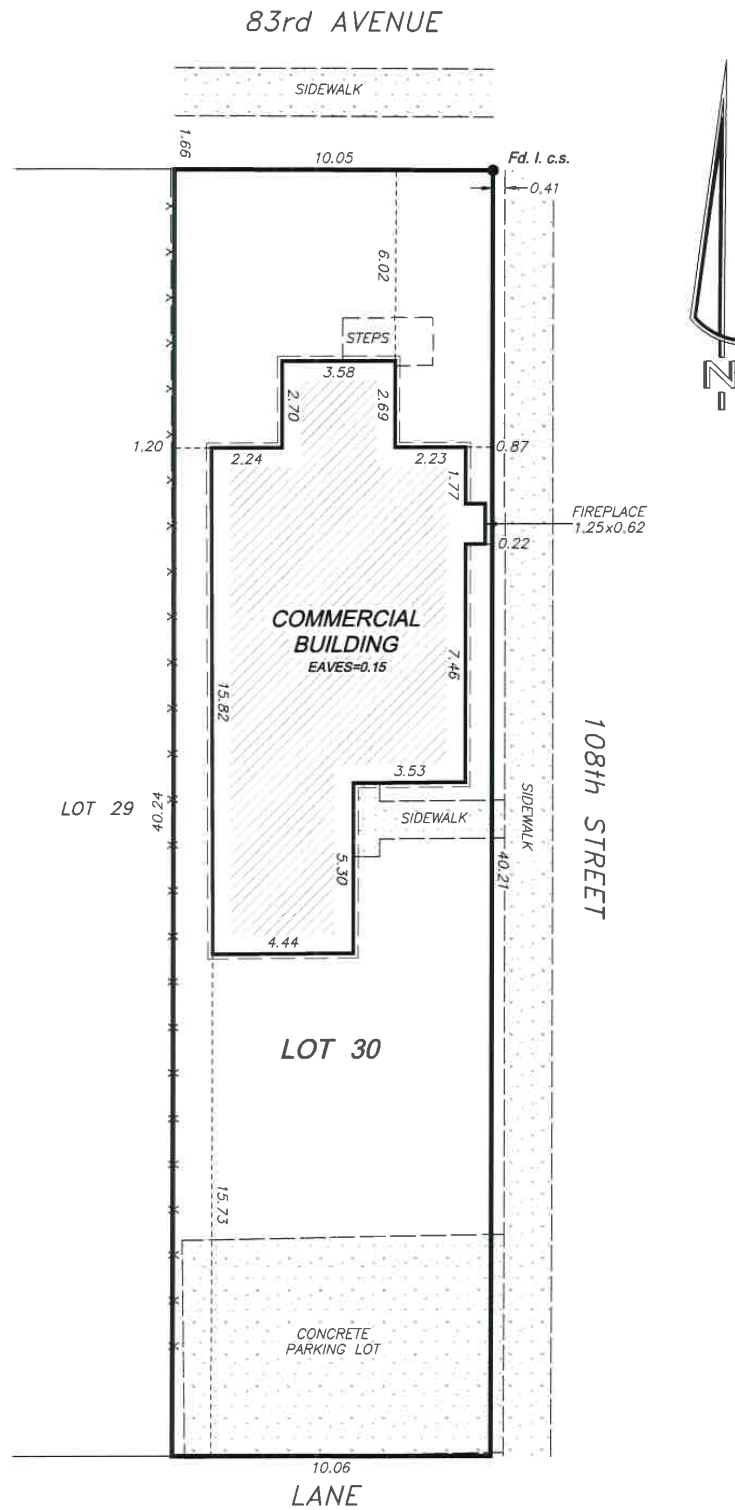
Vibrant Neighborhood
Situated in a lively area that attracts residents, tourists, and students year-round.



Proximity to Transit
Well-connected via public transportation, making it easy for customers and employees to reach.



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Property Information

Municipal Address: 8210 108 Street NW, Edmonton, AB

Legal Description: Plan: N4000R, Block: 170, Lot 30

Building Size: 1,254 Sq. Ft. (+/-)

Lot Size: 4,352 Sq. Ft. (+/-)

Zoning: Medium Scale Residential (RM h23)

Parking: Ample surface parking

Possession: Negotiable

Asking price : ~~\$1,500,000~~ **\$1,250,000**

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