

Excel Society

11831 123 Street NW, Edmonton, AB, T5L 0G7

Office: Mixed Use For Sale

Prepared on February 17, 2026

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Retail, Specialty	Vacant Date	9/30/2026
Total Available Space	17,979 SF	Available Date	9/30/2026
Asking Price	\$2,600,000	Days On Market	5 days
Listing Price Per SF	\$144.61	Date Listed	2/12/2026
Cap Rate (Actual)	-	Last Modified	2/13/2026
Possession	9/30/2026	Listing ID	44329175
Signage	None	Offices	23
Show Instructions	Call broker	Owner Occupied	Yes
Vacant	No	Parking Spaces	15

Description

Exceptional opportunity to acquire a highly functional and versatile commercial office building in a convenient central location. This well-designed property features 23 private offices along with multiple meeting rooms and classroom-style spaces, offering exceptional flexibility for a wide range of professional, educational, medical, or service-based uses.

The layout provides adaptable configurations to suit owner-users or investors seeking strong leasing potential. Bright workspaces, collaborative areas, and generous room sizes allow for seamless customization to meet evolving business needs.

Ideally situated with easy access to major routes and surrounded by numerous amenities including restaurants, retail, and services, this location supports both staff convenience and client accessibility.

Easy access to transit and transportation corridors.

A rare opportunity to secure a centrally located office building designed to accommodate growth, flexibility, and long-term value.

Property Features

Location Details

Address	11831 123 Street NW, Edmonton, AB, ...	Name	11831 123 St Nw
Parcels	b7e04465bec182f08cfa3f96f292ae37		

Building Details

Sub Type	Mixed Use	Parking Spaces	15
Building Status	Existing	Parking Ratio	-
Building Size	17,979 SF	Air Conditioned	Yes
Land Size	0.32 Acres / 14,108 SF	Heated	Yes
Number of Buildings	1	Owner Occupied	Yes
Number of Floors	2	Electricity	Yes, Municipal Utility District
Year Built/Renovated	-	Water	Yes, Municipal Utility District
Occupancy Type	Single Tenant	Sanitary Sewer	Yes, Municipal Utility District
Building Class	B	Natural Gas	Yes

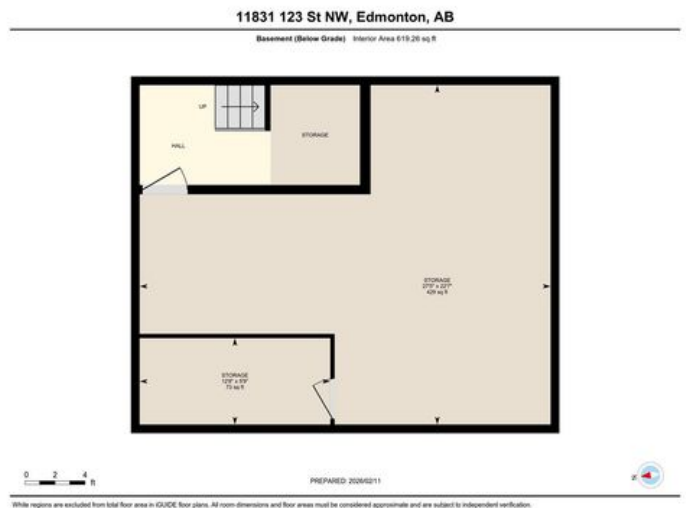
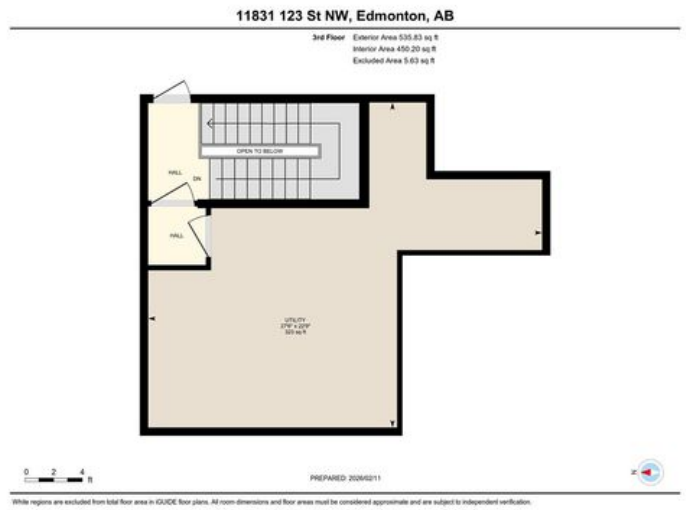
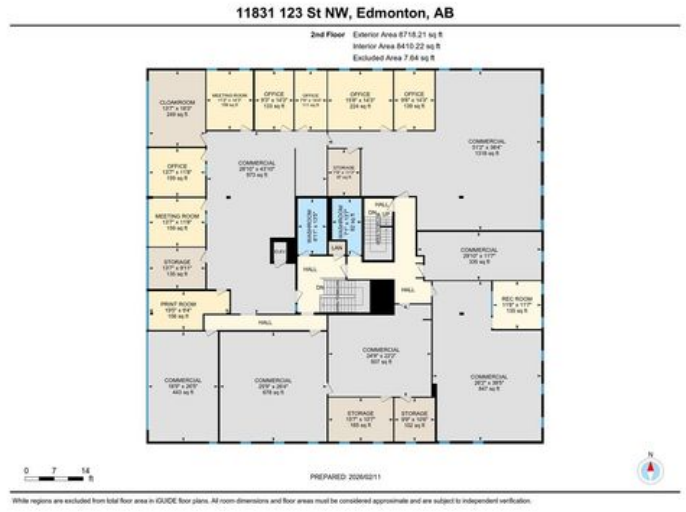
Property Listings

1 Listing | 17,979.15 SF | \$2,600,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Day Programs	-	17,979.15 SF	\$2,600,000	9/30/2026

Additional Photos











Contact



John Fraser
REALTOR®
MaxWell Challenge

Email: johnfraser@mawellrealty.ca
Direct: 780-499-7720
Office: 780-483-4848
Fax: 780-444-8014

Contact



Janice Kosak
REALTOR®
MaxWell Challenge

Email: janice@janicekosak.com
Direct: 780-271-3900
Office: 780-483-4848
Fax: 780-444-8014

11831 123 St NW

MOODY'S

MaxWell Challenge Realty

201-6650 177 St NW Edmonton, AB T5T4J5 | 780-483-4848

**Parcel
Aerial**



11831 123 St NW



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 ANALYTICS

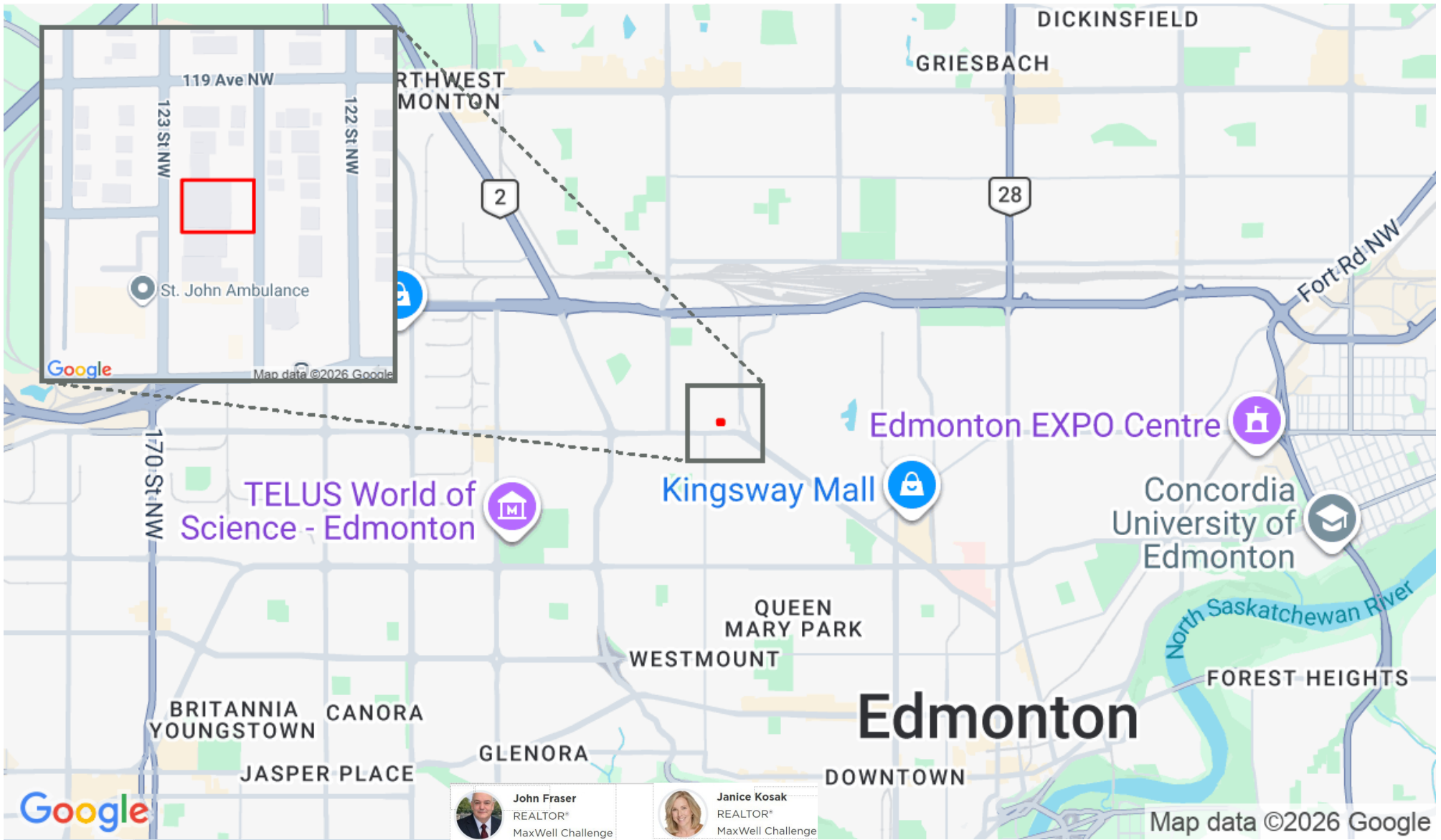
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MaxWell Challenge Realty

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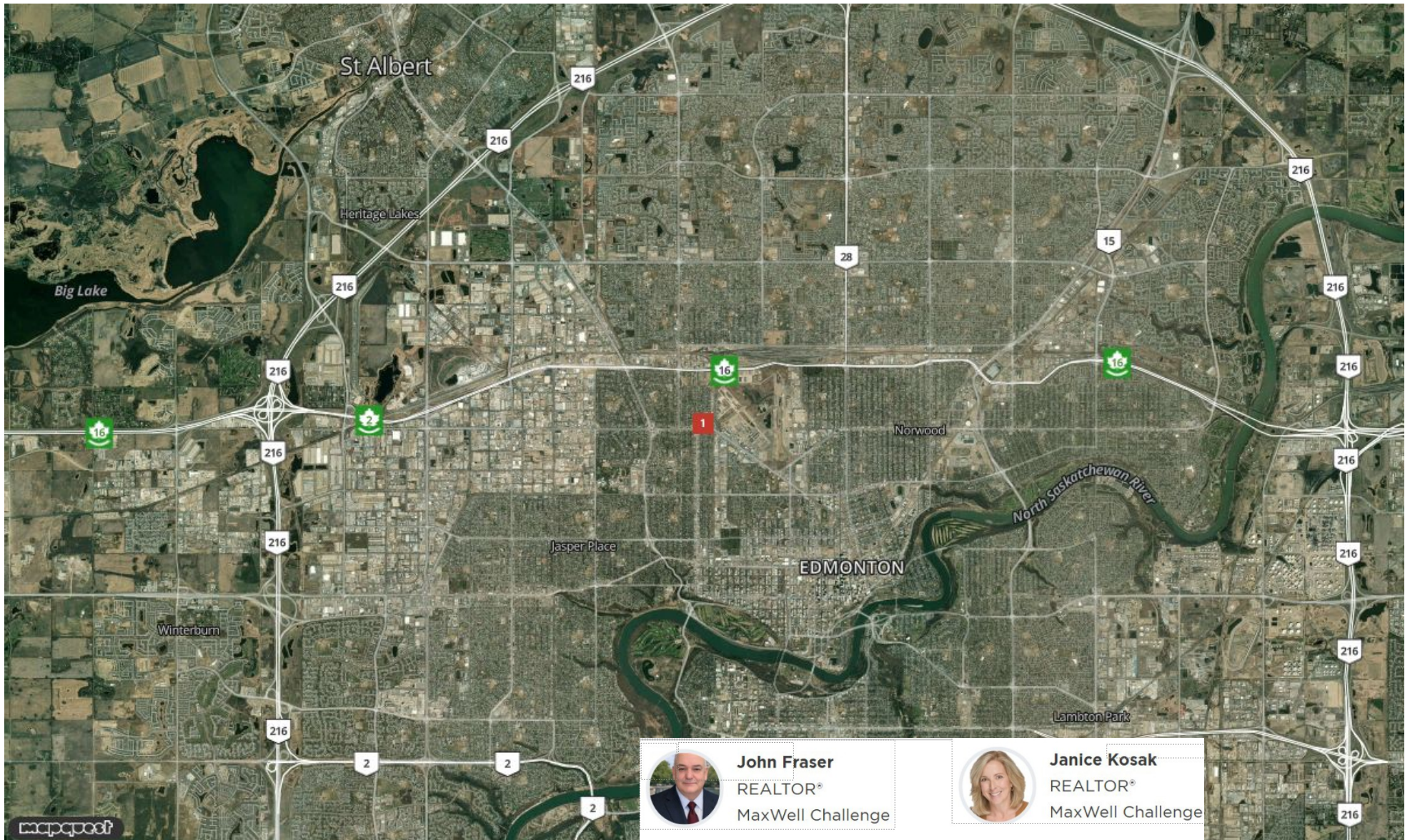
Map data ©2026 Google

Report for 11831 123 St NW, Ed...

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