

**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) Click to view uses
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 Click to view uses
Property Taxes:	Non-Profit Status

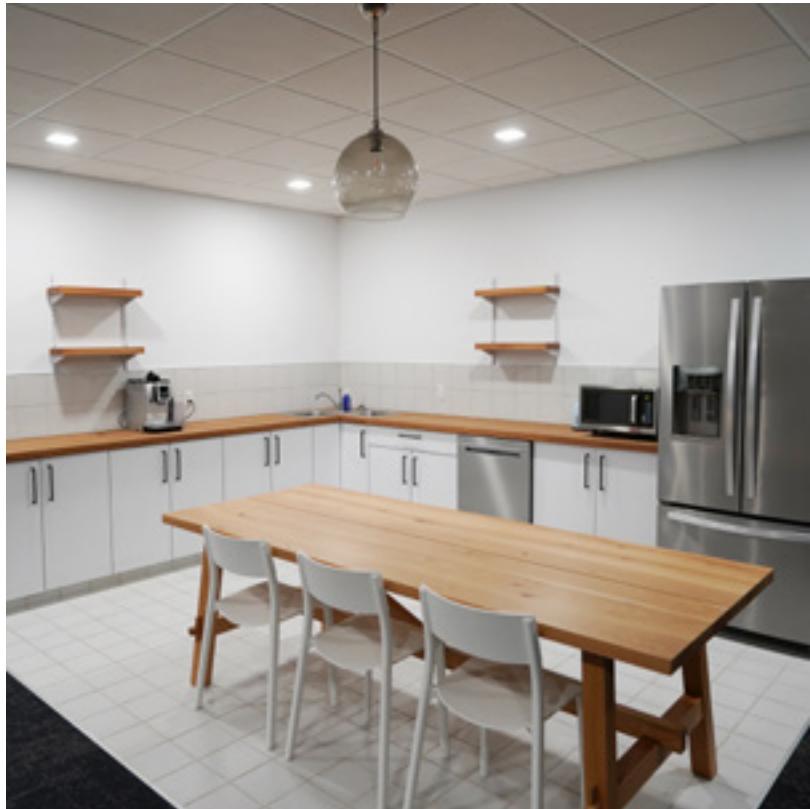
 Abundance of nearby amenities

 Highly accessible via major arterial roads and transit

 Ideal opportunity for owner/user

Sale Price: \$1,650,000

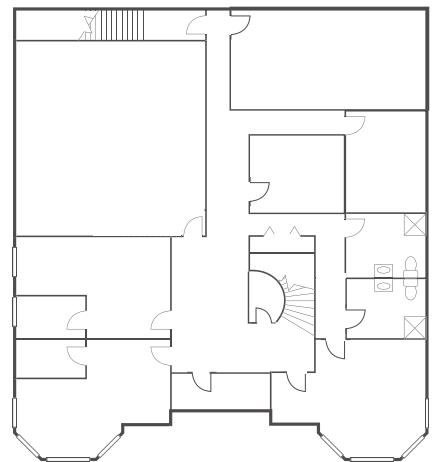
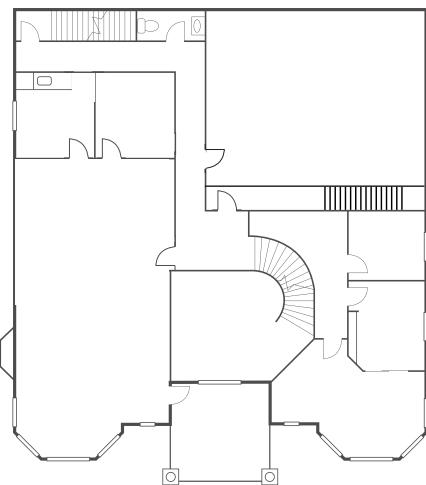
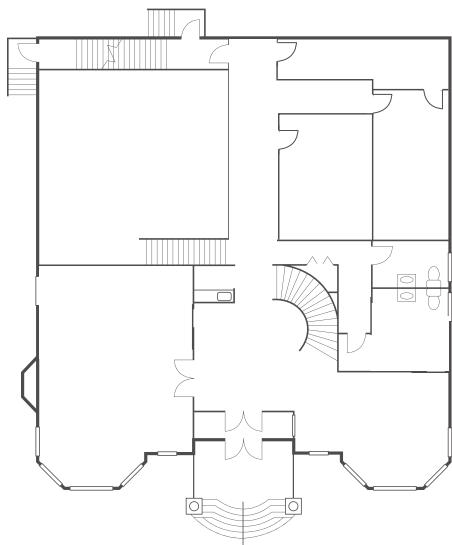
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Main Floor | 2,935 SF

Second Floor | 2,400 SF

Below Grade | 3,860 SF



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

8 Offices

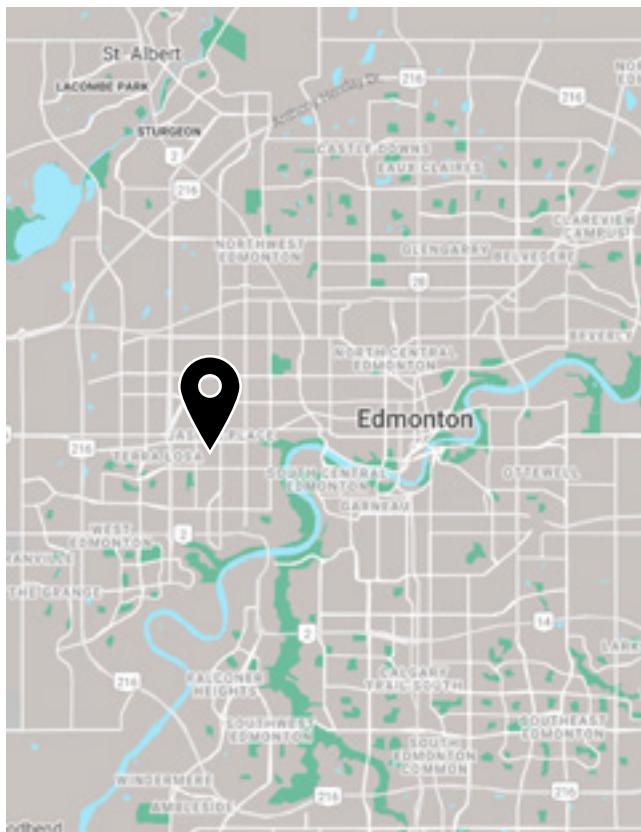
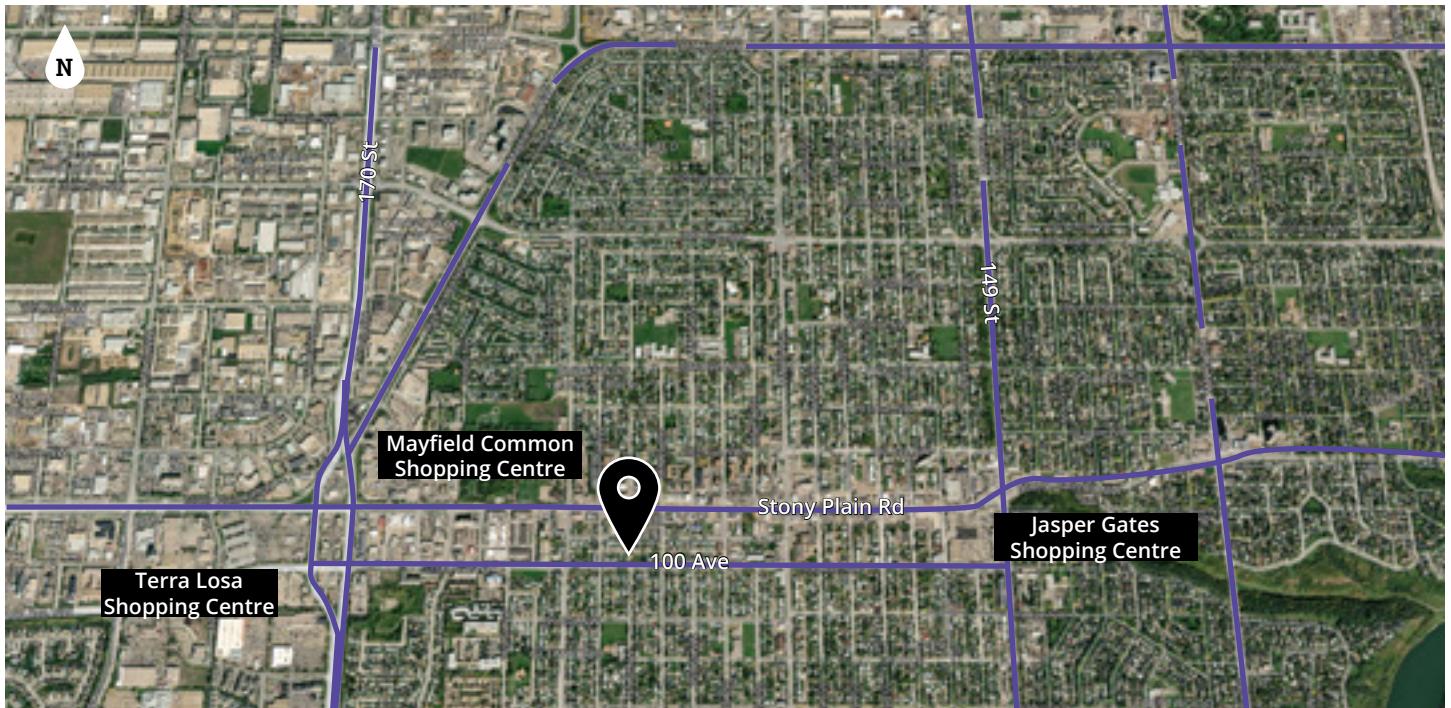
5 Meeting rooms

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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