

## \$2,195,000 - 10730 101 St Nw, Edmonton

MLS® #E4333444

**\$2,195,000**

Bedroom, Bathroom, 10,000 sqft

Retail on 0.00 Acres

Central Mcdougall, Edmonton, AB

Excellence downtown location on 101 Street  
Zoning CB2, New building 5,000 SF 1) Main  
Floor \$17 PSF/Ann. build out with quality  
improvements, ideal for Professional and  
Medical Center i.e. Optometrist / Eye Care  
Clinic, Health Clinic and Pharmacy, and Dental  
Clinic. 2) 2nd Floor, 4 available office spaces  
with each 1,200SF \$13 PSF/Ann. Typical uses  
include lawyers, accountants, engineers,  
architects, insurance, loan offices, massage  
studio. All units are provided with separate  
utility meters, and low opp. cost of \$6 PSF/Ann  
for main floor and \$3 PSF/Ann for 2nd floor.  
Close to EPCOR Tower, ICE District, Royal  
Alberta Museum, Royal Alex Hospital,  
Kingsway Garden Mall, The Brick Warehouse  
and many more.

Built in 2011

### Essential Information

MLS® #	E4333444
Price	\$2,195,000
Square Footage	10,000
Acres	0.00
Year Built	2011
Type	Retail

### Community Information

Address	10730 101 St Nw
---------	-----------------



Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
Province	AB
Postal Code	T5H 2S1

### **Exterior**

Construction	Brick/Masonry
--------------	---------------

### **Additional Information**

Date Listed	March 30th, 2023
-------------	------------------

Zoning	CB2
--------	-----

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2024 at 10:46am MDT