

# \$450,000 - 215 11520 100 Avenue, Edmonton

MLS® #E4414879

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

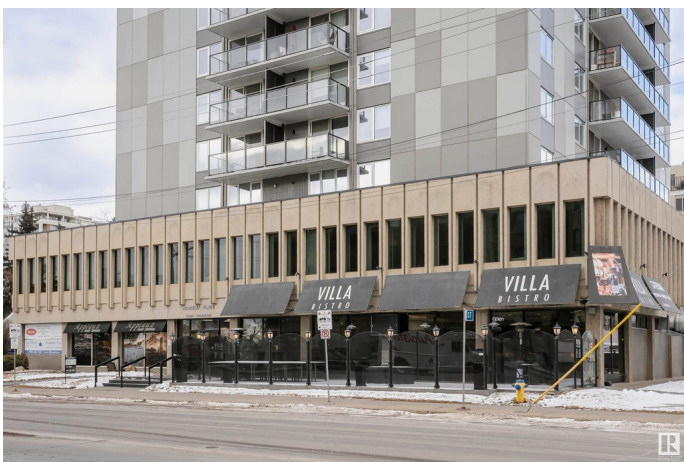
WÃ@hkwÃªntÃ´win, Edmonton, AB

Exceptional commercial space in the heart of Downtown Edmonton, currently utilized as a law office but suitable for any professional office needs. Located on the corner of 110 Ave & 116 St, across from the historic LeMarchand Mansion and Grant Notley Park, this mixed-use building offers prime visibility and convenience. The property features 7 large offices, a spacious boardroom, a fully equipped kitchen, a welcoming reception area, and a central space perfect for additional desks or modular workstations. All offices boast expansive windows, filling the space with natural light. The building also has its own parkade, ensuring ample parking for staff and clients. Residential units above the commercial space create a vibrant, mixed-use environment. Don't miss this rare opportunity to secure a beautifully designed office space in a prestigious downtown location.

Built in 1969

## Essential Information

MLS® #	E4414879
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	1969
Type	Office



Status                      Active

**Community Information**

Address                    215 11520 100 Avenue  
Area                        Edmonton  
Subdivision               W&hkw&ntwin  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T5K 0J7

**Exterior**

Exterior                   Concrete  
Construction              Concrete

**Additional Information**

Date Listed               November 28th, 2024  
Days on Market          143  
Zoning                     Zone 12

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Listing information last updated on April 19th, 2025 at 10:02pm MDT