

# \$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



StatusActive

Community Information

Address215 11520 100 Avenue  
AreaEdmonton  
SubdivisionW&hkw&ntwin  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5K 0J7

Exterior

ExteriorConcrete  
ConstructionConcrete

Additional Information

Date ListedNovember 28th, 2024  
Days on Market154  
ZoningZone 12

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