

\$3,000,000 - 7240 101 Avenue, Edmonton

MLS® #E4433453

\$3,000,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

INVESTMENT HIGHLIGHTS Â» Excellent location and frontage on 101 Ave. Â» 2023 traffic counts totaled over 13,000 VPD. Â» Current in-place rents are significantly below market suggesting strong future upside. Â» Strong upside potential via addition of pylon signage Â» Façade upgrades / renovation would further enhance future rental rate upside.

Built in 1962

Essential Information

MLS® #	E4433453
Price	\$3,000,000
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Retail
Status	Active

Community Information

Address	7240 101 Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0J1



Exterior

Exterior	Block
Construction	Block

Additional Information

Date Listed	April 29th, 2025
Days on Market	117
Zoning	Zone 19

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Listing information last updated on August 24th, 2025 at 5:02am MDT