

\$3,800,000

Westmount, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase a 21,600 square foot building near 124th Street and minutes away from downtown Edmonton. The AMA Building offers four floors of professional developed office space featuring multiple private offices, boardrooms, meeting rooms, and open work areas in addition to an underground heated parkade. The AMA Building is situated in the heart of the 124th Street district, just steps away from the iconic 124th Street, renowned for its eclectic mix of boutique shops, art galleries, restaurants, and more. Everything you need is within walking distance. Just one block away is Manchester Square, a unique retail redevelopment that brings European architecture and atmosphere to the area. It is home to 19 locally owned shops and businesses. The trendy Brewery District is also nearby, offering a variety of caf  s, restaurants, grocery stores, fitness centers, personal services, and more.

Built in 1978

Essential Information

MLS® #	E4460523
Price	\$3,800,000
Bathrooms	0.00



1220 - 15th Avenue, Edmonton | AB

Property Overview

Address: 1220 - 15th Avenue

Legal Address: Floor 6002, Block 7,
Lots 9 & 10

Year Built: 1962

Building Area: 21,000 SF

Site Area: 0.34 Acres

Key Highlights

Great transit
LRT near transit
walking distance

Neighbourhood
cafes and
restaurants

On-site transit
and transit
walking parking

Open office
downsized office
space

Secure
parking in the
building area

Secure
parking in the
building area

Bike
storage
68

Wheelchair
accessible
68

Property Taxes:

Assessing Price: \$3,800,000 (\$775,000 / SF)

Year 6002, Block 7, Lots 9 & 10

Parking: 46 stalls (includes 2-level underground parking, street-side parking, additional dedicated parking spaces, the street also available for purchase)

Floor Option:

Available

Zoning:

Mixed Use - M60

Meeting area

Meeting area

Meeting area

Meeting area

Secure Underground Parking

The diagram illustrates the layout of the secure underground parking facility. It features several designated storage areas labeled 'Storage' and a 'Mechanical' room. The layout includes multiple levels and access points, with a central area labeled 'Storage' and a 'Mechanical' room. The diagram also shows various structural elements and access points for vehicles and equipment.

Meeting area

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Floor Plans

Main Floor

- 12 offices
- 2 open workspaces
- Barrier free accessibility
- Reception area
- Photocopy room

A detailed floor plan of the Main Floor. It features a central reception area with a desk and seating. To the left, there are several offices of varying sizes, some with desks and chairs. A large open workspace is located in the center-right. A photocopy room is situated in the bottom right corner. The plan also shows a kitchen area and a bathroom.

Second Floor

- 13 offices
- Open work areas
- Meeting rooms
- Kitchenette
- Workrooms

A detailed floor plan of the Second Floor. It contains 13 offices, some with desks and chairs. There are open work areas and meeting rooms. A kitchenette is located in the center. Workrooms are situated in the bottom right corner. The plan also shows a bathroom and a storage area.

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Floor Plans

Third Floor

- 6 private offices
- 3 cubicle work areas
- Large boardroom
- Meeting room
- Kitchen and staff room
- Workrooms with open storage

A detailed floor plan of the Third Floor. It features 6 private offices, some with desks and chairs. There are 3 cubicle work areas and a large boardroom. A meeting room is located in the center. A kitchen and staff room are situated in the bottom left corner. Workrooms with open storage are located in the bottom right corner. The plan also shows a bathroom and a storage area.

Fourth Floor

- 12 private offices
- 3 cubicle work areas
- Boardroom
- Meeting room
- Workrooms with open storage

A detailed floor plan of the Fourth Floor. It contains 12 private offices, some with desks and chairs. There are 3 cubicle work areas and a boardroom. A meeting room is located in the center. Workrooms with open storage are situated in the bottom right corner. The plan also shows a bathroom and a storage area.

Acres	0.00
Year Built	1978
Type	Office
Status	Active

Community Information

Address	12230 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3Z1

Exterior

Exterior	Concrete, See Remarks
Construction	Concrete, See Remarks

Additional Information

Date Listed	October 2nd, 2025
Days on Market	26
Zoning	Zone 07

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