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

MLS® #E4333444

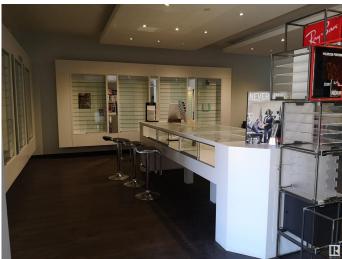
## \$2,195,000

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
Туре	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

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Listing information last updated on May 16th, 2024 at 1:01am MDT