

# Office Condo For Sale

# MOODY'S

Exp Realty

1400-10665 Jasper Ave NW Edmonton, AB T5J3S9

## Fee Simple

#215 11520 100 Ave NW, Edmonton, AB, T5K 2K7

Office: Mixed Use Condo For Sale

Prepared on April 17, 2026



### Listing Details | Office Condo For Sale

Suite	<b>215</b>	Show Instructions	<b>Call broker</b>
Condo	<b>Yes</b>	Vacant	<b>No</b>
Total Available Space	<b>2,346 SF</b>	Available Date	<b>Now</b>
Asking Price	<b>\$375,000</b>	Date Listed	<b>4/17/2026</b>
Listing Price Per SF	<b>\$159.85</b>	Last Modified	<b>4/17/2026</b>
Cap Rate (Actual)	-	Listing ID	<b>44727198</b>
Possession	<b>30 Days Negotiable</b>	Owner Occupied	<b>Yes</b>
Signage	<b>Free-Standing</b>	Parking Spaces	<b>3</b>

### Property Details

Building Class	<b>B</b>	Floors	<b>15</b>
Property Type	<b>Office</b>	Year Built/Renovated	-
Sub Type	<b>Mixed Use</b>	Primary Construction	-
Zoning	-	Occupancy Type	<b>Single Tenant</b>
Building Status	<b>Existing</b>	Parcels	<b>ae5966050b496545dbc...</b>
Building Size	<b>1,004 SF</b>	Legal Owner	-
Land Size	<b>0.52 Acres / 22,469 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	-

### Description

Exceptional opportunity to own a premium commercial office space in the heart of Downtown Edmonton. Currently operating as a law office, this versatile property is ideally suited for a wide range of professional uses including legal, accounting, consulting, medical, or creative firms.

Recently upgraded flooring to luxury Vinyl plank throughout. Move in ready for the next business to takeover this immaculate and spacious unit.

Prominently positioned at the corner of 100 Avenue and 115 Street, directly across from the historic LeMarchand Mansion and Grant Notley Park, this mixed-use building offers outstanding visibility, accessibility, and prestige.


Purchase to pay less than rent and build equity.

The well-designed layout includes:

Seven generously sized private offices

A spacious boardroom ideal for meetings and presentations...

### Contact

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