

## \$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
Type	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
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### **Additional Information**

Date Listed	March 30th, 2023
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Zoning	CB2
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Listing information last updated on May 11th, 2024 at 1:31am MDT