

# \$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» FaÃ§ade 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	109
Zoning	Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 5:02pm MDT