

## \$400,000 - 7609 109 Street, Edmonton

MLS® #E4439954

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Queen Alexandra, Edmonton, AB

**LOCATION LOCATION!!** For this **ULTRA MODERN** office space in this sought after Medical building. A great area mins to Whyte Avenue, University of Alberta and downtown. This professional building is built within the 109 Street development plan with a high ranking score of 71. Fantastic parking with 4 levels of underground parking & lots of additional surface parking . A strong lease tenant is in place and this is a great investment opportunity, A Restrictive Covenant in the building creates a competitive position for each clinic. Surrounded by other large Anchor tenants and medical professionals this is the perfect location for business. Convenient ground floor unit is fully built out with large reception /waiting area, 3 consulting rooms, 2 large imaging rooms & 3 change rooms. A full kitchen for staff, laundry room and separate office. Dont miss the chance to own in here.

Built in 2014

### Essential Information

MLS® #	E4439954
Price	\$400,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Office



Status                      Active

**Community Information**

Address                    7609 109 Street  
Area                        Edmonton  
Subdivision               Queen Alexandra  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T6C 1C3

**Exterior**

Exterior                   Concrete  
Construction             Concrete

**Additional Information**

Date Listed               June 2nd, 2025  
Days on Market         14  
Zoning                     Zone 15

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