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

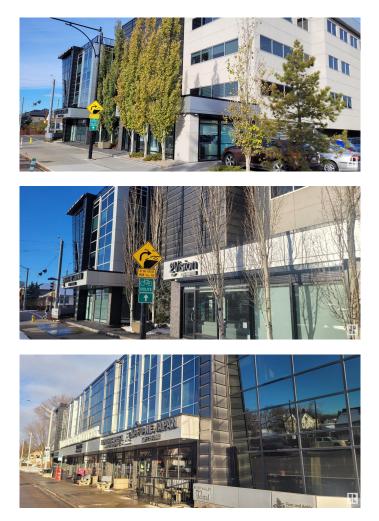
MLS® #E4439954

## \$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      |
| Туре       | 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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Listing information last updated on June 15th, 2025 at 11:17pm MDT