

# \$449,000 - 105 7609 109 Street, Edmonton

MLS® #E4414337

**\$449,000**

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® #	E4414337
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Office

Status Active

### Community Information

Address 105 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 November 21st, 2024  
Days on Market 136  
Zoning Zone 15

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 April 6th, 2025 at 1:02am MDT