

# \$399,900 - 11520 100 Avenue, Edmonton

MLS® #E4413018

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Great investment opportunity to own this beautiful commercial space in one of the best locations of downtown Edmonton. Only steps away from the river valley, across the street from Le Marchand Mansion and excellent proximity to nearby amenities. This space is currently occupied by established 20 years + tenants in the medical industry and features 2500 SF of space on the 2nd floor zoned DC1 & comes with 3 assigned 24 hour reserved parking stalls. Current lease runs through end of January 2025 with 2-year option to extend. Turnkey investment ready for immediate take over. 12.17% cap rate - Triple net lease.

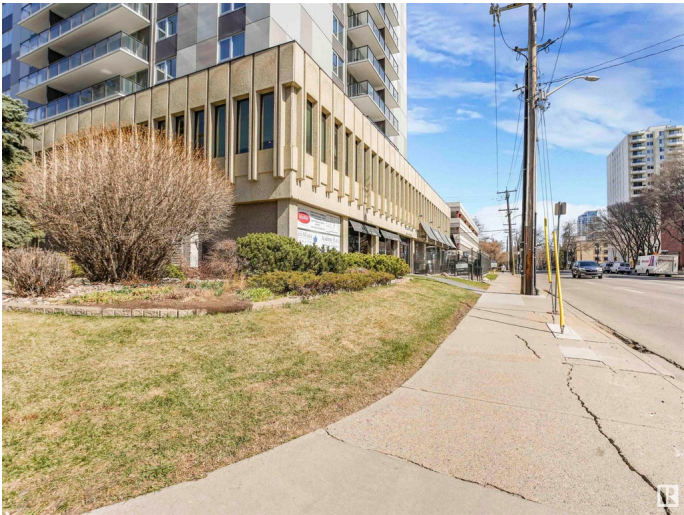
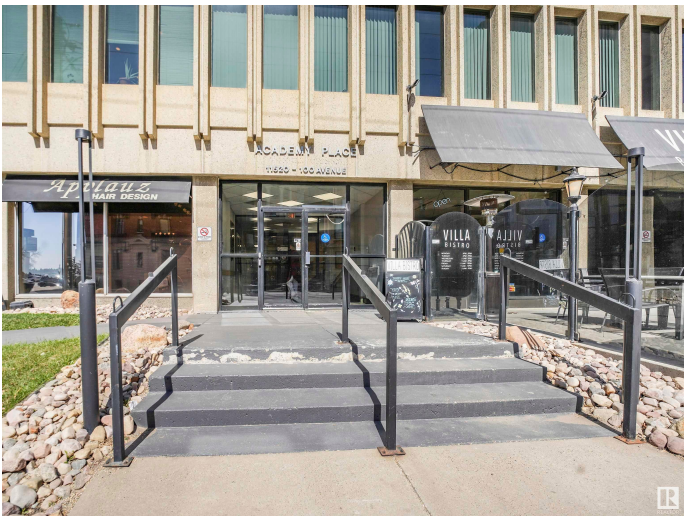
Built in 1969

## Essential Information

MLS® #	E4413018
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1969
Type	Retail
Status	Active

## Community Information

Address	11520 100 Avenue
Area	Edmonton



Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0T7

**Exterior**

Exterior	Concrete
Construction	Concrete

**Additional Information**

Date Listed	November 7th, 2024
Days on Market	221
Zoning	Zone 12

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Listing information last updated on June 16th, 2025 at 6:32am MDT