

# \$120,000 - 101 11520 100 Avenue, Edmonton

MLS® #E4446452

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wā@hkwāntāwin, Edmonton, AB

Amazing 995 Sq ft Main Floor Business Condo  
Zoned DC1 in Academy Place Located Across  
the Street from the River Valley and Le  
Marchand Mansion. Well designed unit would  
easily fit an Office, Health Related Fields or  
any Other Business. Only unit with its own 2  
piece bath, 2 parking stalls (leased) and lots of  
additional parking in the lot next door. High  
Visible Signage off of 100 Ave and 116 Street.

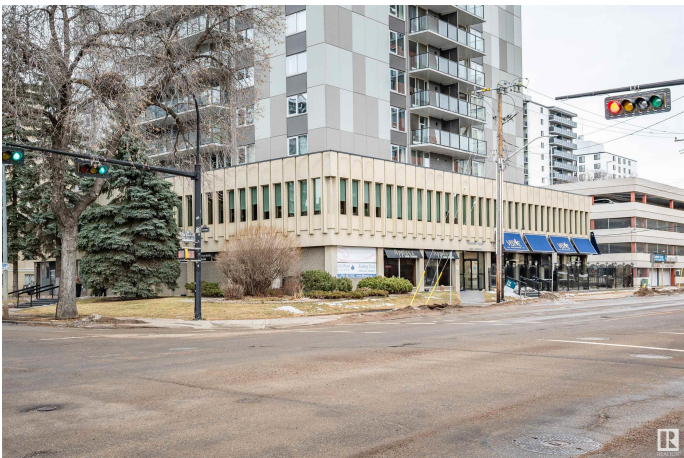
Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446452  |
| Price      | \$120,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1969      |
| Type       | Office    |
| Status     | Active    |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 11520 100 Avenue |
| Area        | Edmonton             |
| Subdivision | Wā@hkwāntāwin        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0J7              |



**Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 12        |

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Listing information last updated on August 3rd, 2025 at 11:02pm MDT