

## \$2,400,000 - 206 10145 109 Street, Edmonton

MLS® #E4452384

**\$2,400,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

High-exposure second-floor space in the heart of Downtown Edmonton, ideally suited for office or institutional use. Located at the prominent corner of 102 Avenue NW and 109 Street NW, this 14,472 SF unit offers a flexible, move-in-ready layout featuring a reception area, multiple private offices, open workspaces, meeting rooms, kitchen, and washrooms. Formerly an educational facility, the space is well-suited for training centres, professional offices, schools, or colleges. Surrounded by residential towers, office buildings, and popular restaurants.

Built in 1981

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4452384    |
| Price      | \$2,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1981        |
| Type       | Office      |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206 10145 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5J 3M5  |

### Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 12          |

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Listing information last updated on September 3rd, 2025 at 9:02am MDT