

12310 105 Avenue  
Edmonton, Alberta

MLS # A2100473



## \$4,450,000

**Division:** Westmount

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,954 sq.ft.

**Zoning:** DC1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** call lister directly

- Income in place with two existing main floor tenants - Fully built out second floor available for immediate occupancy - Elevator equipped building - Ample parking on site and in the immediate area. Stand Alone Building: 8,460 sf Main Floor (Occupied) 8,494 sf Second Floor Available for Occupancy Total: 16,954 sf Parking: 39 surface parking stalls. Located immediately between 124 Street and the Brewery District, John Roberts Centre is situated in an incredibly amenity rich area just West of downtown Edmonton. The building is centrally located with immediate access to major transportation routes, with additional public transportation options coming with the future Valley Line LRT West stop which will be located just one block away.