



(RE/MAX Excellence)

# FOR SALE

## PROFESSIONAL WEST END BUILDING WITH LAND

16102 - 100 Avenue Edmonton, Alberta



- Excellent owner/user opportunity
- Perfect for a lawyer, photographer or other professionals
- Prime location on west end of Edmonton
- Over 9,000 SF of existing office/professional space over 3 floors
- Potential 3,000 SF can be added within current building

For more information please contact:

**Sam Narayan, Owner**

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**Brandi Baldock, Assistant**

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.



**Total Square Feet:** 9,015 SF  
Main Floor - 2,935 SF  
2nd Floor - 2,400 SF  
Basement - 3,680 SF

**Lot Size:** 0.24 +/- Acre

**Neighbourhood:** Glenwood

**Legal:** Plan 6144AH, Block 3C, Lots 9 & 10

**Zoning:** DC2 (420)

**Floors:** 2 floors with basement

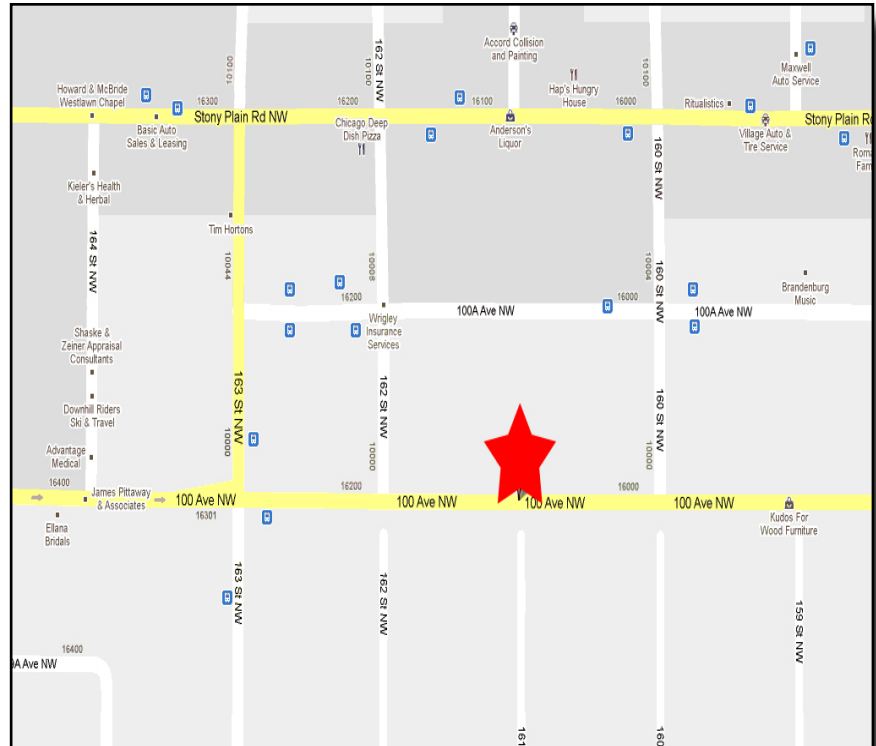
**Year Built:** 1997

**Parking:** (7) Front Stalls, (8) Rear Stalls

**Electricity:** 200 amp

**Taxes (2009):** \$10,995.82

**Comments:** - Basement includes partially built out office space



**Asking Price: \$1,450,000**  
**Land & Building Only**

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