

\$400,000 - 105 7609 109 Street, Edmonton

MLS® #E4439954

\$400,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Queen Alexandra, Edmonton, AB

LOCATION LOCATION!! For this **ULTRA MODERN** office space in this sought after Medical building. A great area mins to Whyte Avenue, University of Alberta and downtown. This professional building is built within the 109 Street development plan with a high ranking score of 71. Fantastic parking with 4 levels of underground parking & lots of additional surface parking . This is a great investment opportunity, A Restrictive Covenant in the building creates a competitive position for each clinic. Surrounded by other large Anchor tenants and medical professionals this is the perfect location for business. Convenient ground floor unit is fully built out with large reception /waiting area, 3 consulting rooms, 2 large imaging rooms & 3 change rooms. A full kitchen for staff, laundry room and separate office. Dont miss the chance to own in here.

Built in 2014

Essential Information

MLS® #	E4439954
Price	\$400,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Office
Status	Active



Community Information

Address	105 7609 109 Street
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1C3

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	144
Zoning	Zone 15

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Listing information last updated on October 24th, 2025 at 12:17pm MDT