

## \$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	3
Zoning	Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 5:32am MDT