

\$3,800,000 - 12230 106 Avenue, Edmonton

MLS® #E4460523

\$3,800,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

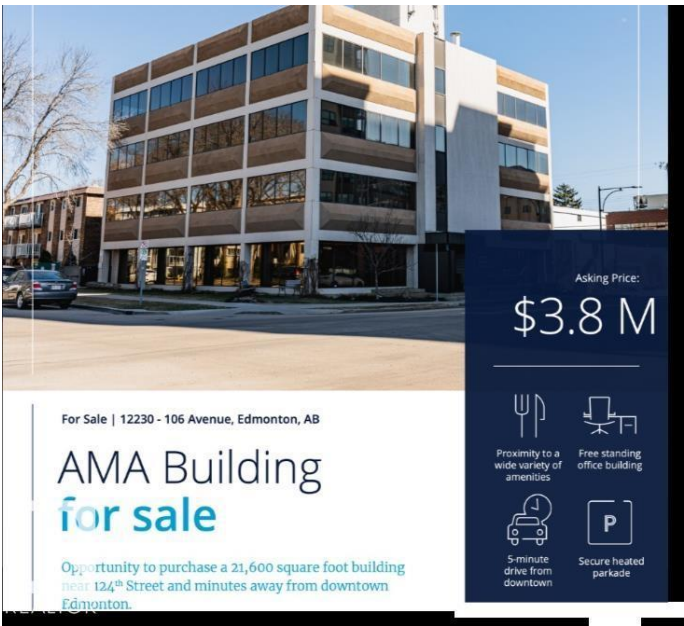
Westmount, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase a 21,600 square foot building near 124th Street and minutes away from downtown Edmonton. The AMA Building offers four floors of professional developed office space featuring multiple private offices, boardrooms, meeting rooms, and open work areas in addition to an underground heated parkade. The AMA Building is situated in the heart of the 124th Street district, just steps away from the iconic 124th Street, renowned for its eclectic mix of boutique shops, art galleries, restaurants, and more. Everything you need is within walking distance. Just one block away is Manchester Square, a unique retail redevelopment that brings European architecture and atmosphere to the area. It is home to 19 locally owned shops and businesses. The trendy Brewery District is also nearby, offering a variety of caf  s, restaurants, grocery stores, fitness centers, personal services, and more.

Built in 1978

Essential Information

MLS® #	E4460523
Price	\$3,800,000
Bathrooms	0.00



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Property Overview

Address: 12230 - 106 Avenue	Asking Price: \$3,800,000.00 (\$175.00 / SF)
Legal Address: Plan R422, Block 7, Lots 5 & 6, T2	Property Taxes: \$73,320.91 (2024)
Year Built: 1982	Parking: 46 stalls (includes 2 level underground parkade plus roof top parking; additional street parking available; additional parkade across the street also available for purchase)
Building Area: 21,600 SF	Fibre Optic: Available
Site Area: 0.34 Acres	Zoning: Mixed Use - M2

Key Highlights

- Reconfigured LRT overpass (improving access)
- Modern office and meeting spaces
- Surface and rooftop parking
- Reconfigured office space
- Open office areas in the atrium
- Secure underground parking
- Close to amenities in the area
- Walk Score 68
- Bike Score 88

Secure Underground Parking

Modern office

Large conference room

Meeting room

Open end office

Private office

Large boardroom

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Floor Plans

Main Floor

- 12 offices
- 2 open work areas
- Boardroom
- Meeting room
- Reception area
- Breakroom

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Floor Plans

Third Floor

- 4 private offices
- 2 public work areas
- Large boardroom
- Meeting room
- Reception area
- Breakroom

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Floor Plans

Second Floor

- 10 offices
- Open work areas
- Meeting room
- Breakroom
- Reception area

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Floor Plans

Fourth Floor

- 12 private offices
- 3 public work areas
- Boardroom
- Meeting room
- Reception area
- Breakroom

Acres	0.00
Year Built	1978
Type	Office
Status	Active

Community Information

Address	12230 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3Z1

Exterior

Exterior	Concrete, See Remarks
Construction	Concrete, See Remarks

Additional Information

Date Listed	October 2nd, 2025
Days on Market	12
Zoning	Zone 07

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Listing information last updated on October 13th, 2025 at 11:17pm MDT