

# **\$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 . A strong lease tenant is in place and 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          85  
Zoning                      Zone 15

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 26th, 2025 at 2:47am MDT