

# \$1,249,000 - 11660 95 Street, Edmonton

MLS® #E4405746

**\$1,249,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Alberta Avenue, Edmonton, AB

Opportunity: Ideal for pharmacy, professional and medical users to occupy up to 6,000 sq.ft. in a community-centric professional building  
Income in place: Ability to capitalize on stabilized/escalating lease revenue from the established main floor dental office tenant for the next five years  
Location: Corner site with prime frontage directly onto 95th Street and 117 Avenue  
Building size: Main Floor: 4,826 sq.ft.±; Second Floor: 4,826 sq.ft.± Total Building Size: 9,654 sq.ft.± (With ability to demise)  
Access: Transit-oriented property with abundant onsite/street parking available  
Total Sale Price: \$1,249,000

Built in 1957

## Essential Information

MLS® #	E4405746
Price	\$1,249,000
Bathrooms	0.00
Acres	0.00
Year Built	1957
Type	Office
Status	Active

## Community Information

Address	11660 95 Street
Area	Edmonton



Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L8

### **Exterior**

Exterior	Block
Construction	Block

### **Additional Information**

Date Listed	September 10th, 2024
Days on Market	254
Zoning	Zone 05

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 May 22nd, 2025 at 1:47pm MDT