

\$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 | 312 |
| Zoning | Zone 05 |

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Listing information last updated on July 19th, 2025 at 4:02am MDT