Courtesy Of Ryan C Brown Of NAI Commercial Real Estate Inc

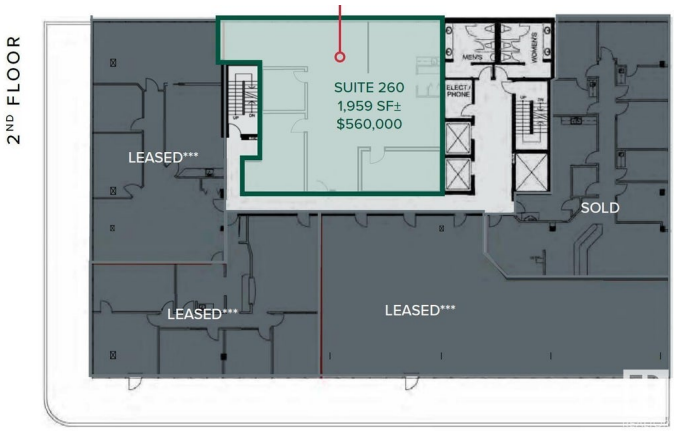
$430,000 - 430 11044 82 Avenue, Edmonton

MLS® #E4344261

$430,000
0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Garneau, Edmonton, AB

The Garneau Professional Centre is located on Whyte Ave within walking distance to the U of A. This building has recently been converted into condos, meaning these units have never been for sale individually until now. Excellent opportunity for owner/user groups. Instead of paying rent, build equity and put your money back into your pocket. Ideal for medical and professional users. Building Features include underground parking, ample visitor parking, signage opportunities facing Whyte Avenue traffic, elevators and over $1M in common area renovations. There are several size options available from 732 Sq. Ft. up to 8,353 Sq. Ft. with a healthy mix of developed medical and office space as well as some raw units ready for your customization.



Built in 1981

Essential Information

MLS® #	E4344261
Price	$430,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Office
Status	Active

Community Information

Address	430 11044 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T2

Exterior

Exterior	Brick
Construction	Brick

Additional Information

Date Listed	June 6th, 2023
Days on Market	736
Zoning	Zone 15

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Listing information last updated on June 11th, 2025 at 7:32am MDT