

FOR SALE

OFFICE SPACE IN LEMARCHAND TOWER

#1, 11503-100 Ave, NW, Edmonton, AB



HIGHLIGHTS

- 948 sq ft ± main floor office space in LeMarchand Tower
- The space has exterior entry and includes three private offices, a reception area, file/server room, a washroom and two (2) underground parking stalls
- With it's close proximity to the North Saskatchewan river, this location offers the perfect relaxing work environment
- Ideal space for medical, professional or similar services

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

Co-listed with

Royal LePage Prestige Realty

Don McKay

C 780.993.7334

themckayteam@yahoo.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale | #1, 11503-100 Ave, NW, Edmonton, AB



Additional Information

- *Free visitor parking*
- *Exceptional mixed-use development with both residential and office units*
- *Access to buildings amenities such as guest suite, party room and tower lobby*

Details & Financials

MUNICIPAL ADDRESS	#1, 11503-100 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 8022431; Block: U2
NEIGHBOURHOOD	Wîhkwêntôwin
YEAR BUILT	1980
TYPE OF SPACE	Office
SIZE	948 sq ft ±
SALE PRICE	\$359,900.00
CONDO FEES	\$894.75/month (2025)
PROPERTY TAXES	\$6,913.52 (2024)

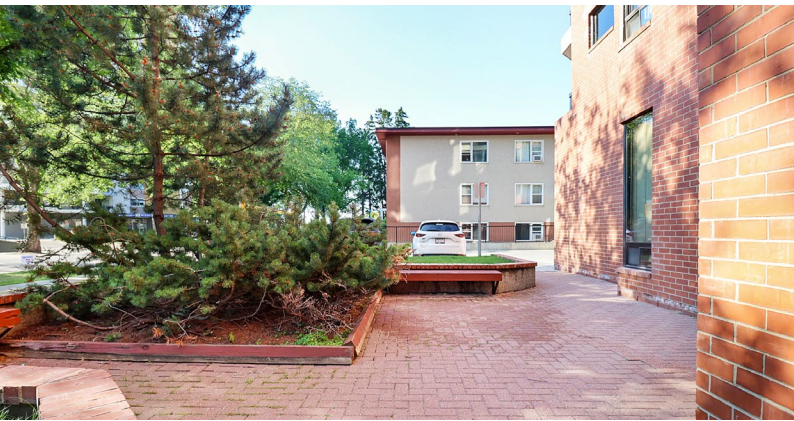


ROYAL PARK
REALTY™

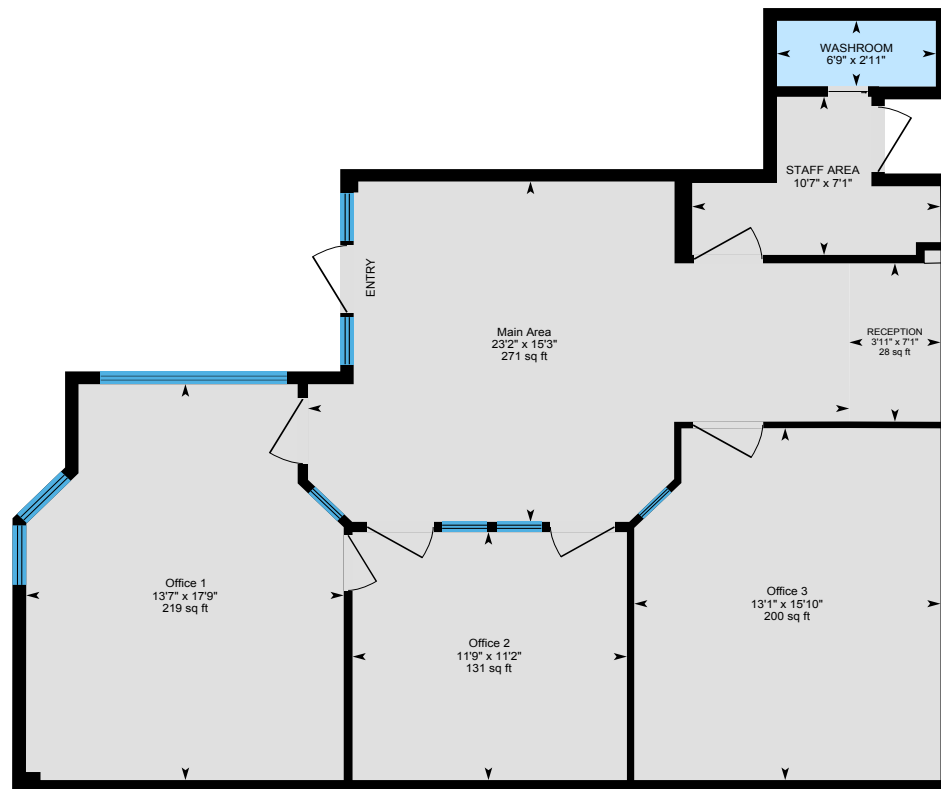
T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Photos



Floor Plan

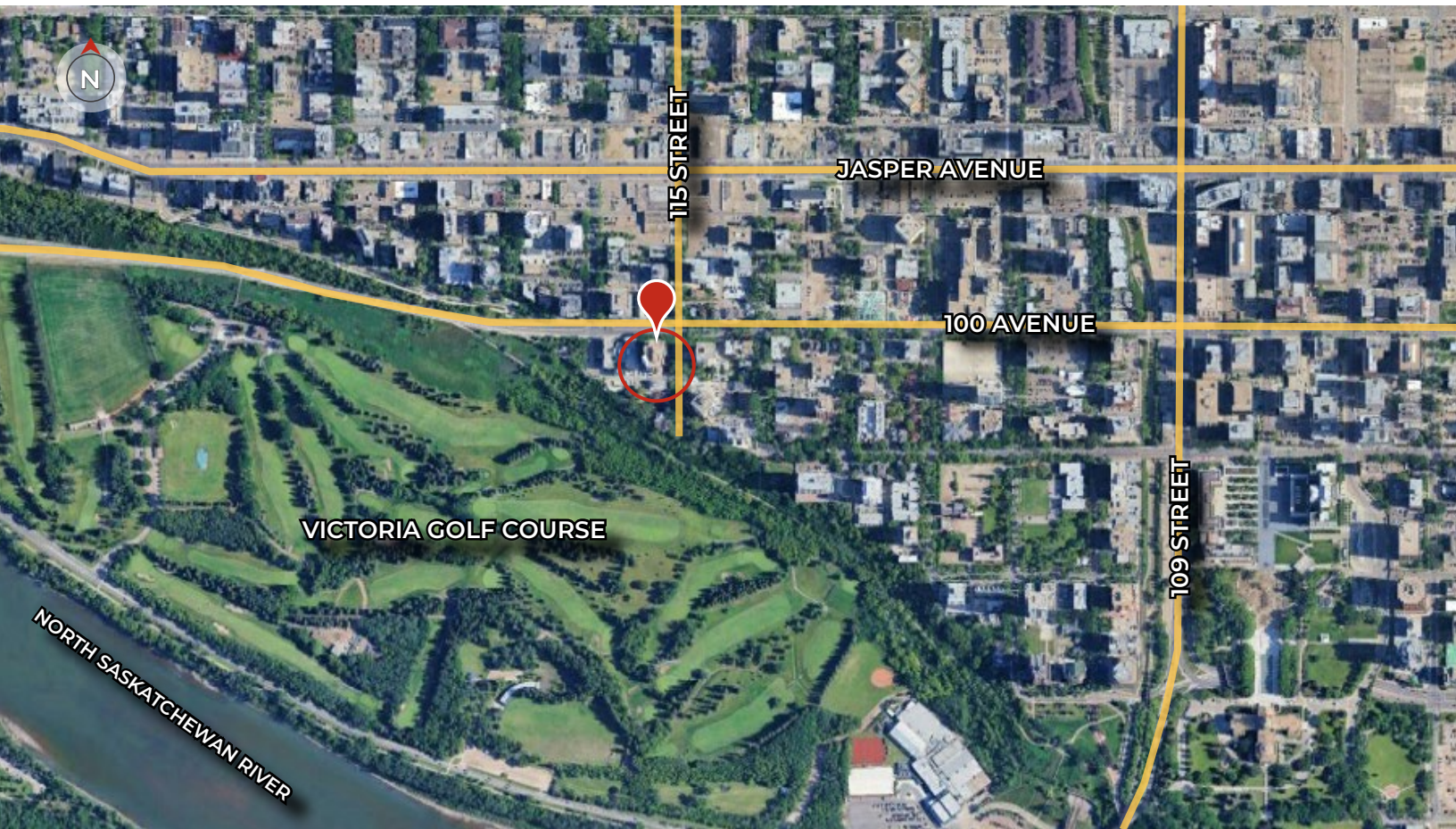


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | #1, 11503-100 Ave, NW, Edmonton, AB



Quality Based on *Results*, Not *Promises*.



SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.