

## \$2,650,000 - 10709 105 Street, Edmonton

MLS® #E4425297

**\$2,650,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Central Mcdougall, Edmonton, AB

Situated in the vibrant neighborhood of McDougall, Edmonton, this rare two-storey freestanding office/retail building presents an excellent opportunity to own your own property at the doorstep of Edmonton's downtown. The character building offers 15,400 square feet of space above grade and includes 45 parking stalls. With approximately 125 feet of frontage along 107 Avenue, multiple entrances, and ample fenced parking, this building is well-suited for a wide variety of retail and office uses. This property is being exclusively marketed on behalf of BDO Canada Limited, in its sole capacity as Receiver of Bereket & G Holdings Ltd. and not in its personal capacity. Please note that any transaction will be on a strictly "as is, where is" basis with no representations or warranties of any nature and will be subject to the approval of the Court of King's Bench of Alberta.

Built in 1976

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4425297    |
| Price      | \$2,650,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1976        |



|        |        |
|--------|--------|
| Type   | Office |
| Status | Active |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10709 105 Street  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 2X3           |

### Exterior

|              |              |
|--------------|--------------|
| Exterior     | Block, Brick |
| Construction | Block, Brick |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 08          |

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Listing information last updated on April 25th, 2025 at 3:47pm MDT