

\$3,000,000 - 7240 101 Avenue, Edmonton

MLS® #E4433453

\$3,000,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

INVESTMENT HIGHLIGHTS Â» Excellent location and frontage on 101 Ave. Â» 2023 traffic counts totaled over 13,000 VPD. Â» Current in-place rents are significantly below market suggesting strong future upside. Â» Strong upside potential via addition of pylon signage Â» FaÃ§ade upgrades / renovation would further enhance future rental rate upside.

Built in 1962

Essential Information

MLS® #	E4433453
Price	\$3,000,000
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Retail
Status	Active

Community Information

Address	7240 101 Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0J1



Exterior

Exterior	Block
Construction	Block

Additional Information

Date Listed	April 29th, 2025
Days on Market	133
Zoning	Zone 19

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 September 9th, 2025 at 5:02pm MDT