

**7905 106  
AVENUE NW  
EDMONTON, AB**

**Adrian Ambrozuk**  
Associate Partner  
780 733 6406  
adrian.ambrozuk@cwedmonton.com

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## THE OPPORTUNITY

- Conveniently located freestanding office building in Capilano boasts only a 5 minute drive to downtown Edmonton
- 5,513 SF located on 0.37 Acres of land with 22 +/- paved parking stalls
- Former medical building with a partial basement totaling approximately 1,015 SF
- CNC Zoning, Neighbourhood Convenience Commercial accommodates a variety of uses
- Extensive office build out includes reception/waiting area, demised offices, and lab/examination rooms

### Additional Information:

- Flat roof on main building redone in 2012
- Main building constructed in 1975 with exterior comprising of brick veneer
  - Addition constructed in 2005/06 specifically for use of a Magnetic Resonance Imaging (MRI) unit
- Partially tenanted with the opportunity to retain existing tenancies or vacant possession

# PROPERTY DETAILS

**Municipal Address:** 7905 106 Avenue NW  
Edmonton, AB

**Legal Description:** Lot 8, Block 27, Plan 2106 KS

**Zoning:** CNC

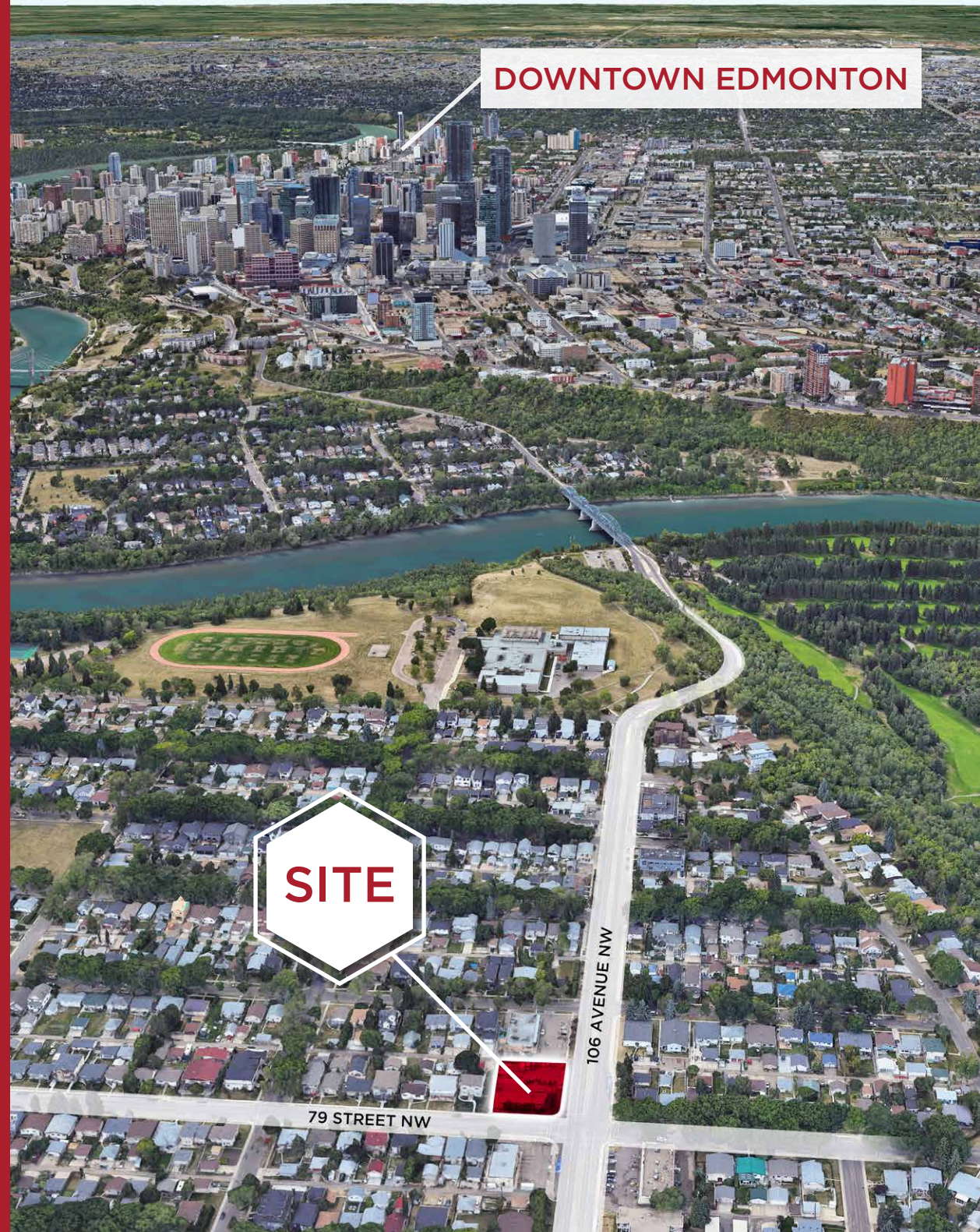
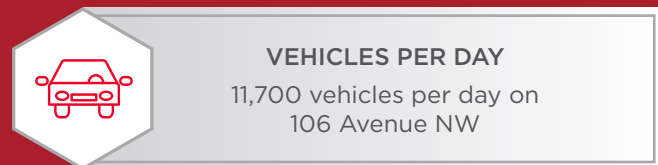
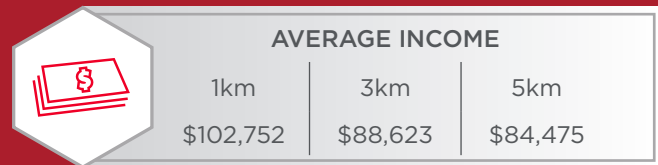
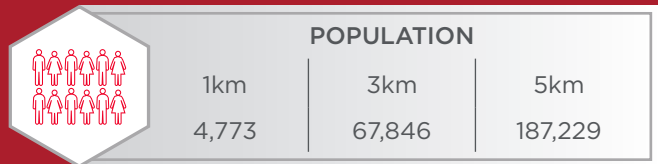
**Size:** 5,513 SF Main Floor + 1,015 SF Basement

**Neighbourhood:** Capilano

**Property Taxes:** \$30,823.75 (2022)

**Sale Price:** \$1,350,000.00

# DEMOGRAPHICS



# FLOOR PLAN



# PROPERTY PHOTOS





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WAKEFIELD**  
Edmonton

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