

FOR SALE

SILVERBERG GROUP BUILDING

7404 101 AVENUE,
EDMONTON AB

**EXCELLENT OWNER/USER
INVESTMENT PROPERTY**



**WELL DEVELOPED
6,011 SF BUILDING**

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PROPERTY HIGHLIGHTS

- Well located in Terrace Heights on the Southside, and close to downtown, North end, and Sherwood Park
- Close to several restaurants and retail amenities in the area
- Nicely appointed and well developed 6,011 SF office building
- Excellent parking with 30 surface stalls on-site
- Good short-term net income
- Excellent exposure onto 75th Street and 101 Avenue
- Pylon signage available

PROPERTY DETAILS

Municipal Address:

7404 101 Avenue, Edmonton AB

Legal Description:

Plan: 2011AO, Block: 1, Lots: 20 and 21

Plan: 2011AO, Block: 1, Lots: 22 and 23

Zoning:

Mixed Use (MU h16 f3.5 cf)

Building Size:

6,011 SF

Building Age:

1982

Building Construction:

Concrete block

Parking:

30 Surface Stalls

Land Size:

7,392 SF

Availability:

November 1, 2027

* For details on current tenant and net rent, please contact listing associates

Property Taxes (2026):

\$25,261.11

SALE PRICE:

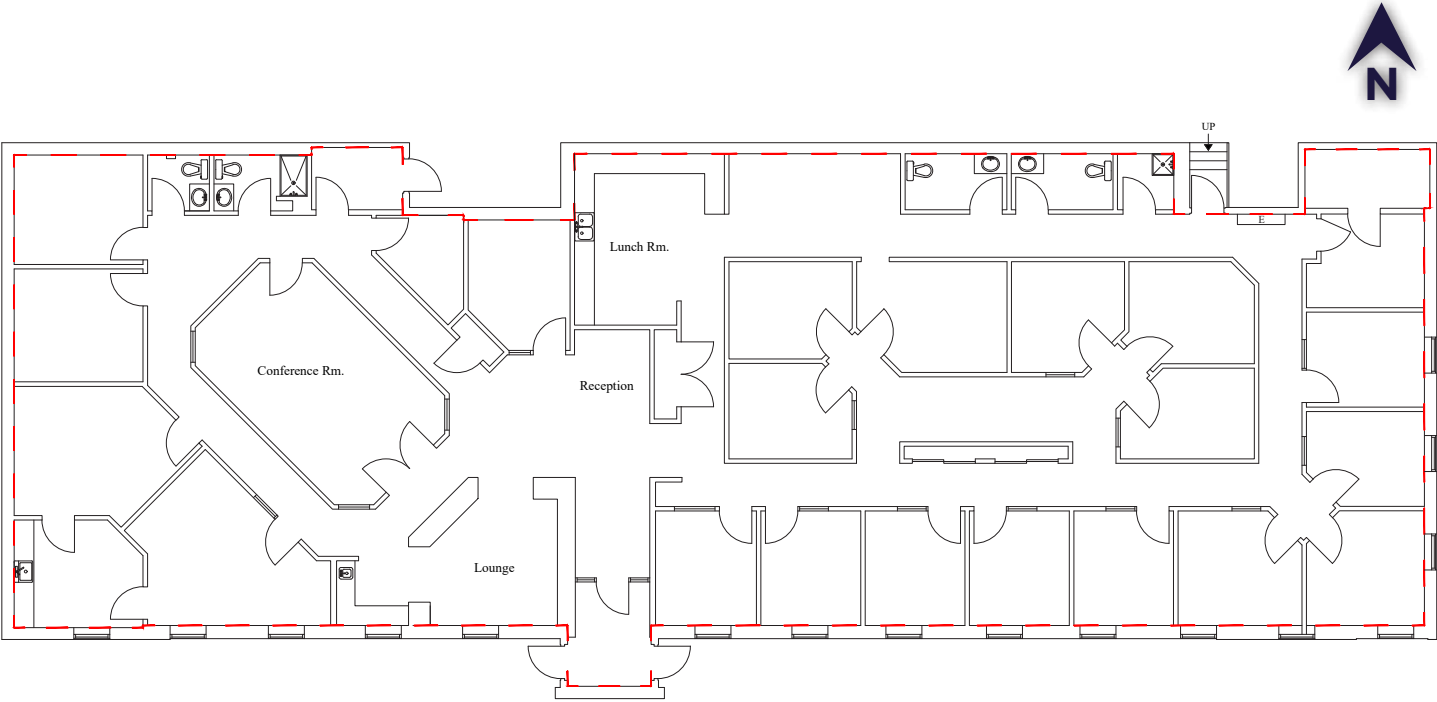
\$1,795,500.00



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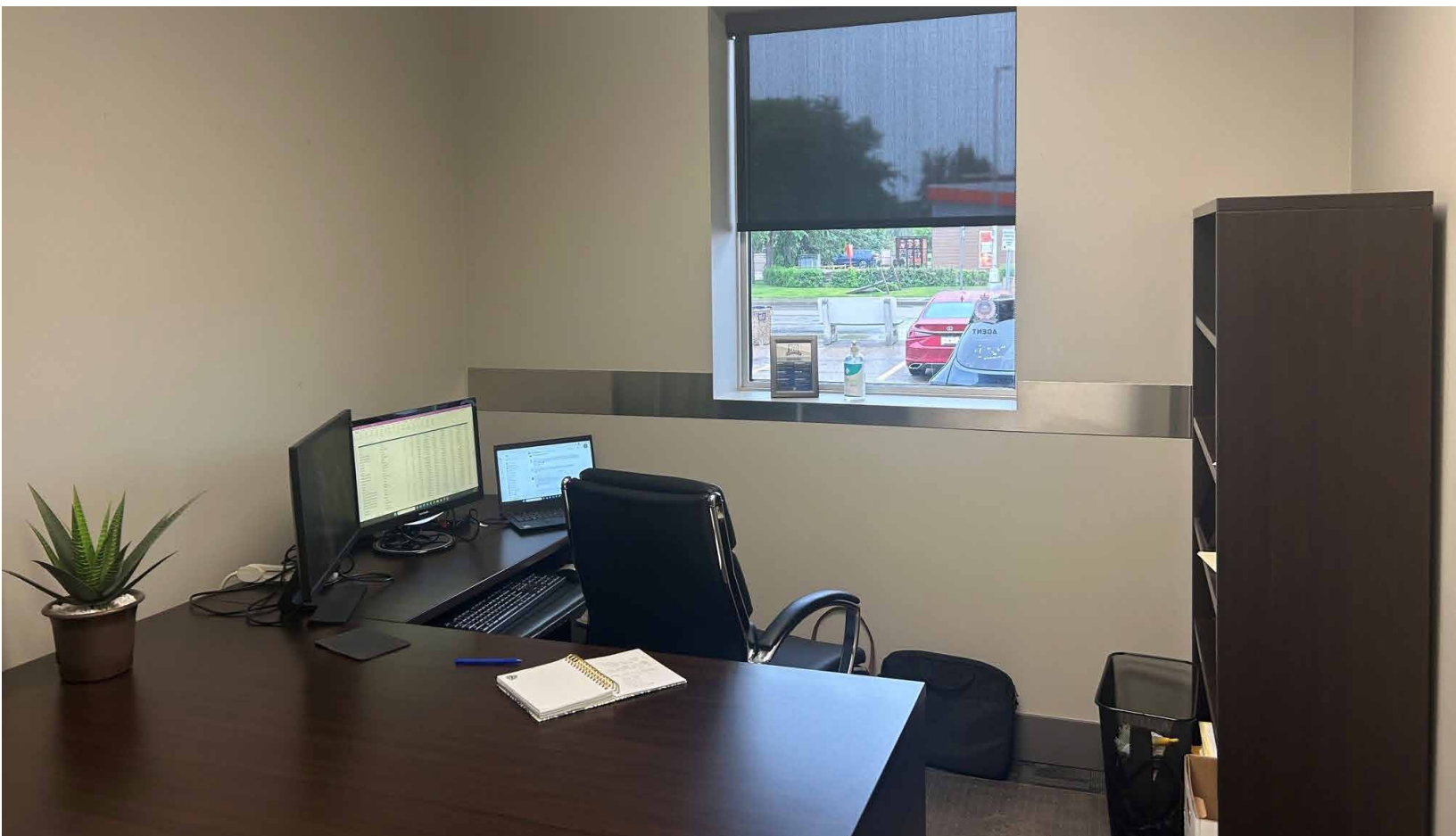
FLOOR PLAN



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SILVERBERG GROUP BUILDING

PROPERTY PHOTOS



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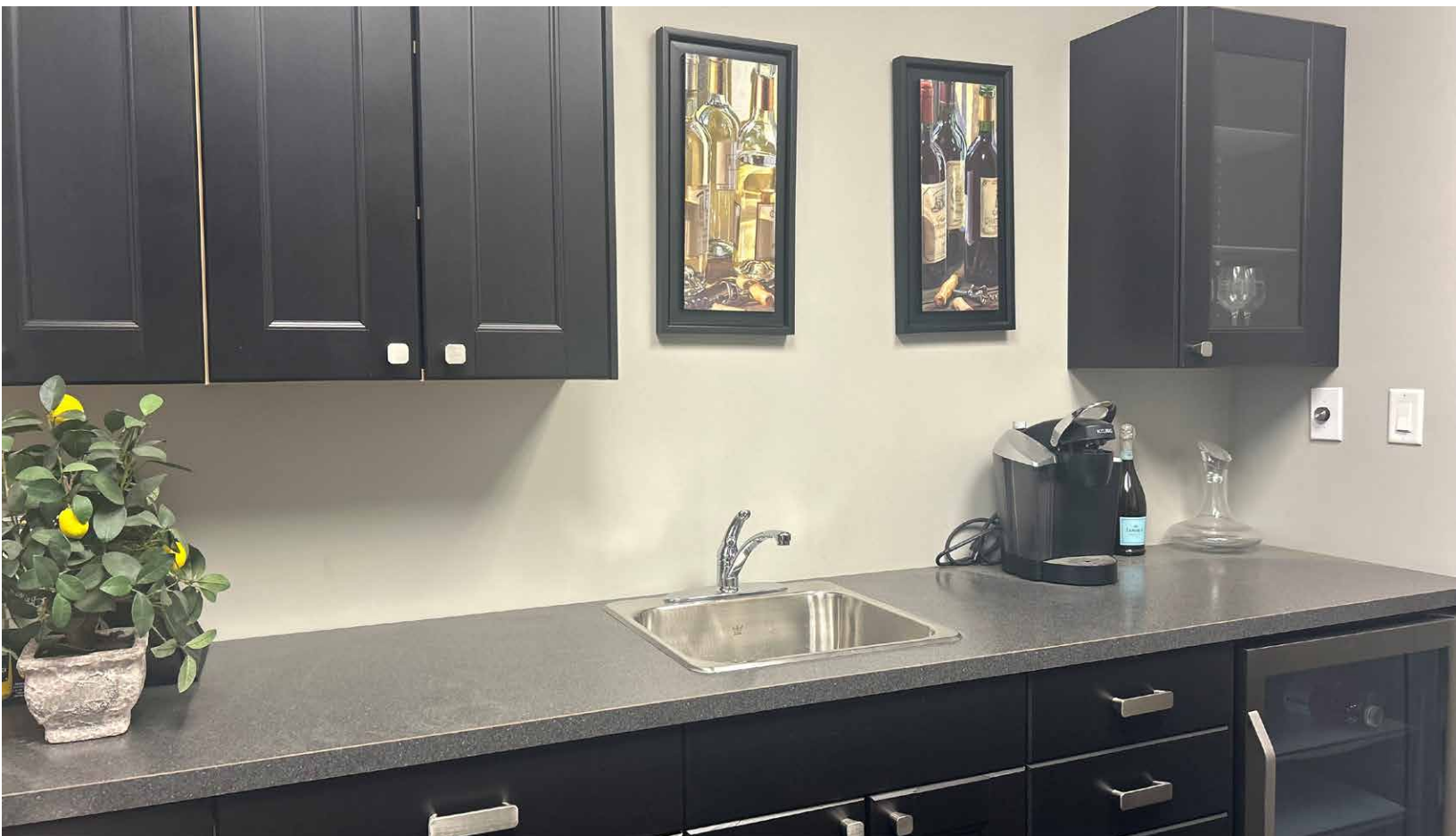
PROPERTY PHOTOS



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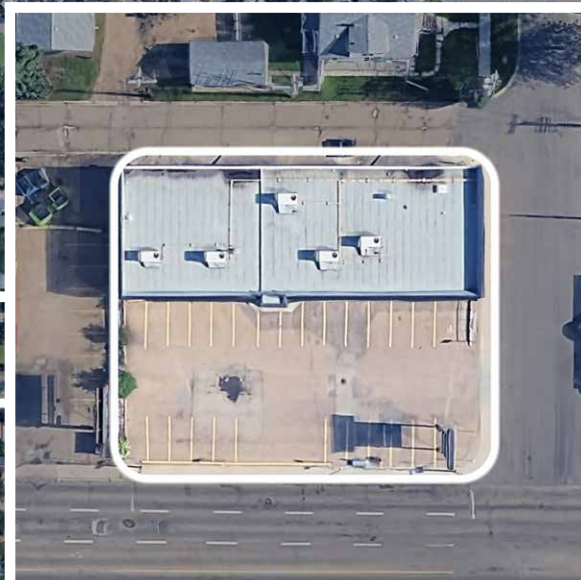
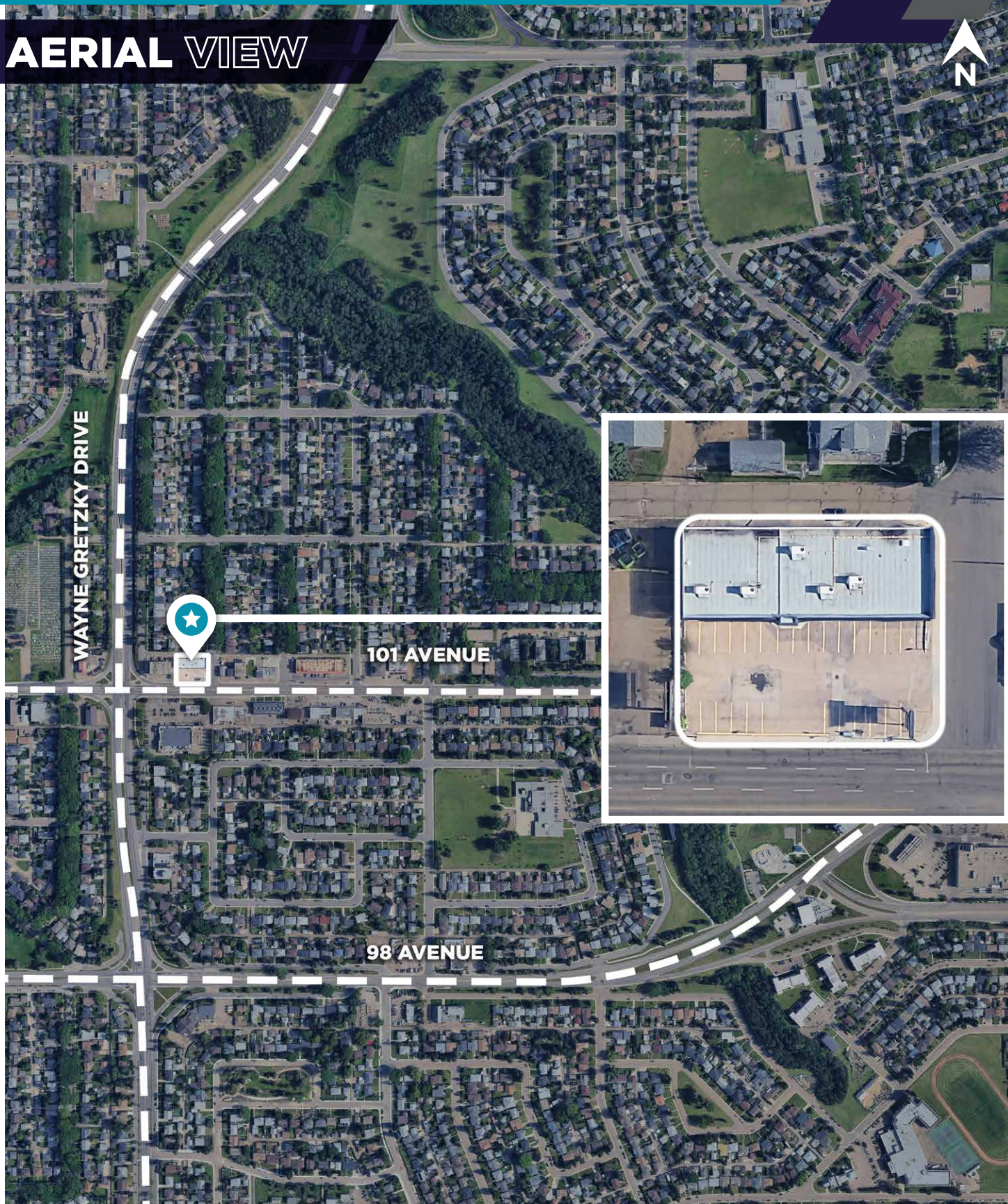
PROPERTY PHOTOS



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AERIAL VIEW



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**CUSHMAN &
WAKEFIELD**

Edmonton

