

## \$380,000 - 402 11044 82 Avenue, Edmonton

MLS® #E4344265

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Garneau, Edmonton, AB

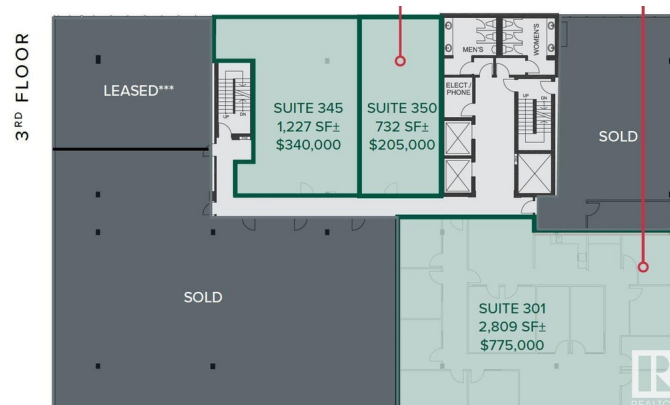
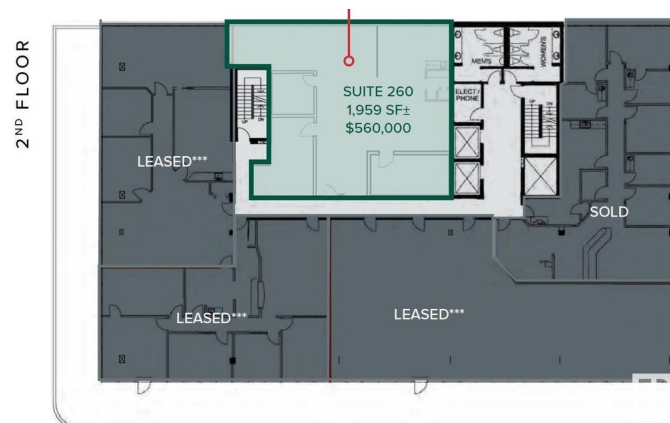
The Garneau Professional Centre is located on Whyte Ave within walking distance to the U of A. This building has recently been converted into condos, meaning these units have never been for sale individually until now. Excellent opportunity for owner/user groups. Instead of paying rent, build equity and put your money back into your pocket. Ideal for medical and professional users. Building Features include underground parking, ample visitor parking, signage opportunities facing Whyte Avenue traffic, elevators and over \$1M in common area renovations. There are several size options available from 732 Sq. Ft. up to 8,353 Sq. Ft. with a healthy mix of developed medical and office space as well as some raw units ready for your customization.

Built in 1981

### Essential Information

MLS® #	E4344265
Price	\$380,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Office
Status	Active

### Community Information



Address	402 11044 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T2

### **Exterior**

Exterior	Brick
Construction	Brick

### **Additional Information**

Date Listed	June 6th, 2023
Days on Market	702
Zoning	Zone 15

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 May 8th, 2025 at 5:02pm MDT