# \$430,000 - 430 11044 82 Avenue, Edmonton

MLS® #E4344261

### \$430.000

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**

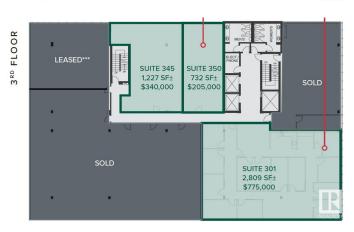
MLS® # E4344261 Price \$430,000

Bathrooms 0.00
Acres 0.00
Year Built 1981
Type Office
Status Active

# **Community Information**







Address 430 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 791

Zoning Zone 15

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Listing information last updated on August 5th, 2025 at 1:18pm MDT