

# \$3,800,000 - 12230 106 Avenue, Edmonton

MLS® #E4460523

\$3,800,000

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

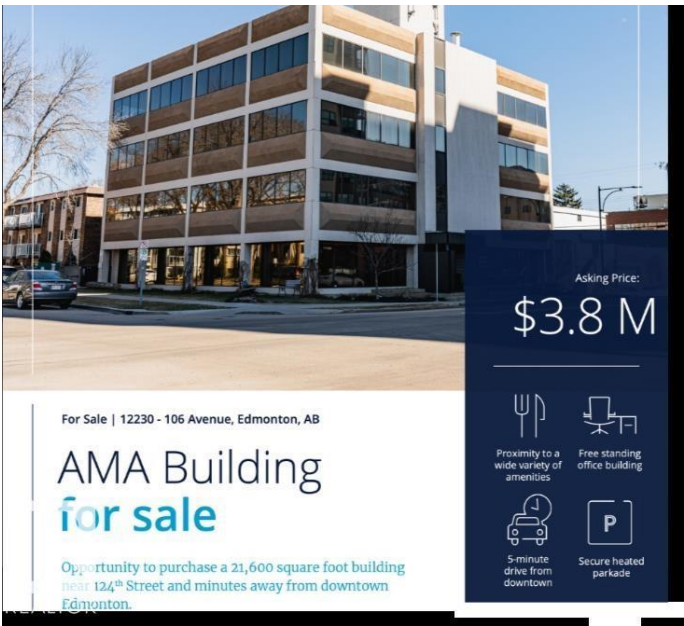
Westmount, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase a 21,600 square foot building near 124th Street and minutes away from downtown Edmonton. The AMA Building offers four floors of professional developed office space featuring multiple private offices, boardrooms, meeting rooms, and open work areas in addition to an underground heated parkade. The AMA Building is situated in the heart of the 124th Street district, just steps away from the iconic 124th Street, renowned for its eclectic mix of boutique shops, art galleries, restaurants, and more. Everything you need is within walking distance. Just one block away is Manchester Square, a unique retail redevelopment that brings European architecture and atmosphere to the area. It is home to 19 locally owned shops and businesses. The trendy Brewery District is also nearby, offering a variety of cafÃ©s, restaurants, grocery stores, fitness centers, personal services, and more.

Built in 1978

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4460523    |
| Price     | \$3,800,000 |
| Bathrooms | 0.00        |



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### Property Overview

|                                                          |                                                                                                                                                                                               |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b> 12230 - 106 Avenue                       | <b>Asking Price:</b> \$3,800,000.00 (\$175.00 / SF)                                                                                                                                           |
| <b>Legal Address:</b> Plan R422, Block 7, Lots 5 & 6, T2 | <b>Property Taxes:</b> \$73,320.91 (2024)                                                                                                                                                     |
| <b>Year Built:</b> 1982                                  | <b>Parking:</b> 46 stalls (includes 2 level underground parkade plus roof top parking; additional street parking available; additional parkade across the street also available for purchase) |
| <b>Building Area:</b> 21,600 SF                          | <b>Fibre Optic:</b> Available                                                                                                                                                                 |
| <b>Site Area:</b> 0.34 Acres                             | <b>Zoning:</b> Mixed Use - M2                                                                                                                                                                 |

**Key Highlights**

- Reconfigured LRT overpass (improving access)
- Modern office and meeting spaces
- Surface and rooftop parking
- Reconfigured office space
- Open air workspace in the atrium
- Secure underground parking
- Close to amenities in the area
- 5 min to 68
- Walk Score 88

**Secure Underground Parking**

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### Floor Plans

**Main Floor**

- 12 offices
- 2 open work areas
- Reconfigured office space
- Reconfigured area
- Reconfigured area

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### Floor Plans

**Third Floor**

- 4 private offices
- 2 public work areas
- Large boardroom
- Meeting room
- Reconfigured area
- Reconfigured area

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### Floor Plans

**Second Floor**

- 12 offices
- 2 open work areas
- Reconfigured office space
- Reconfigured area
- Reconfigured area

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### Floor Plans

**Fourth Floor**

- 12 private offices
- 2 public work areas
- Large boardroom
- Meeting room
- Reconfigured area
- Reconfigured area

|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 1978   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12230 106 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 3Z1          |

### Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Concrete, See Remarks |
| Construction | Concrete, See Remarks |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 07           |

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Listing information last updated on October 25th, 2025 at 10:17am MDT