

\$1,400,000 - 7316 101 Avenue, Edmonton

MLS® #E4456864

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Rare Freestanding Office building situated on 101 Avenue in Terrace Heights. Interior was fully renovated, redesigned and modernized in 2007 from top to bottom with quality improvements and a flare that sets it apart. Main floor offers 16' ceilings, 5 private offices, reception, large boardroom, reception, two large open work areas, kitchenette and handicap accessible washroom. With a separate side entrance, the second floor has a number of private offices and work areas, a massive executive suite office, men's and ladies washrooms, large kitchenette and although designed initially for the owner's use, the design lends itself to two distinct office areas that currently are rented and produce income until August 2026 and the tenant would like to stay. Full basement under front half of building, finished in the same manner as the main and second offers 1600 additional square feet of work areas and storage. Building is fully air conditioned. Truly a unique opportunity for an owner/user or investor.

Built in 1970

Essential Information

MLS® #	E4456864
Price	\$1,400,000
Bathrooms	0.00



Acres	0.00
Year Built	1970
Type	Office
Status	Active

Community Information

Address	7316 101 Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0J2

Exterior

Exterior	Block
Roof	Tar & Gravel
Construction	Block

Additional Information

Date Listed	September 9th, 2025
Days on Market	46
Zoning	Zone 19

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 October 25th, 2025 at 12:02pm MDT