

## \$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 | 8                   |
| Zoning         | Zone 19             |

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Listing information last updated on September 17th, 2025 at 8:47pm MDT