

\$3,000,000 - 7240 101 Avenue, Edmonton

MLS® #E4433453

\$3,000,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

INVESTMENT HIGHLIGHTS Â» Excellent location and frontage on 101 Ave. Â» 2023 traffic counts totaled over 13,000 VPD. Â» Current in-place rents are significantly below market suggesting strong future upside. Â» Strong upside potential via addition of pylon signage Â» FaÃ§ade upgrades / renovation would further enhance future rental rate upside.

Built in 1962

Essential Information

| | |
|------------|-------------|
| MLS® # | E4433453 |
| Price | \$3,000,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 7240 101 Avenue |
| Area | Edmonton |
| Subdivision | Terrace Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 0J1 |



Exterior

| | |
|--------------|-------|
| Exterior | Block |
| Construction | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 94 |
| Zoning | Zone 19 |

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Listing information last updated on August 1st, 2025 at 2:47am MDT