

## **\$1,200,000 - 401 10154 104 Street, Edmonton**

MLS® #E4433303

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

DREAM BIG! MAKE THIS COZY BEAUTIFUL DENTAL CLINIC SPACE YOUR OWN! EVERYTHING READY TO GO! Buy your dental practice in the heart of downtown Edmonton near city center! Satellite office. Barely used. Includes three w-ray machines, four complete dental chairs, separate patient and staff washrooms, air compressor and excellent wet vac. All ready to go! All pipes are in the subfloor so you never have to bother your neighbour downstairs with leaky pipe issues! What a bonus! All leaseholds look brand new. Enjoy your new snazzy forever space that you yourself own! Large windows with incredible views and abundance of light. High elevated ceiling height. High Rise Condo tower in Edmonton ideally located on Downtown Edmonton's 104th Street Promenade. Icon II, completed in 2010 contains 147 Condos across 30 stories. Walking distance to LRT, Rogers Place, Macewan University and downtown Farmer's market.

Built in 2011

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4433303    |
| Price     | \$1,200,000 |
| Bathrooms | 0.00        |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2011   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 401 10154 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1A7              |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 12          |

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Listing information last updated on April 30th, 2025 at 8:17pm MDT