

**AVISON
YOUNG**

For Sale



Price Reduction!

John Roberts Centre

**12310 – 105 Avenue
Edmonton, AB**

Unique owner/user investment opportunity located adjacent to the amenity rich 124 Street.

Get more information

Hillary Williams

Senior Associate

+1 780 993 3125

hillary.williams@avisonyoung.com

Jason Gardner

Vice President

+1 780 429 7569

jason.gardner@avisonyoung.com

Highlights include

- New roof installed in August 2024
- Income in place with two existing main floor tenants
- Fully built out second floor available for immediate occupancy
- Elevator equipped building
- Ample parking on site and in the immediate area

Zoning allows for a wide variety of uses, including childcare and commercial school.



[SEE ALL PERMITTED USES HERE](#)

Offering summary

Stand Alone Building:

8,460 sf Main Floor (Leased)

8,494 sf Second Floor Available for Occupancy

Total: 16,954 sf

Parking:

39 surface parking stalls

Property Taxes:

\$73,057.28 (2024)

Sale Price: \$4,250,000

Reduced Price: \$3,850,000

Location

Located immediately between 124 Street and the Brewery District, John Roberts Centre is situated in an incredibly amenity rich area just West of downtown Edmonton. The building is centrally located with immediate access to major transportation routes, with additional public transportation options coming with the future Valley Line LRT West stop which will be located just one block away.



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2nd Floor

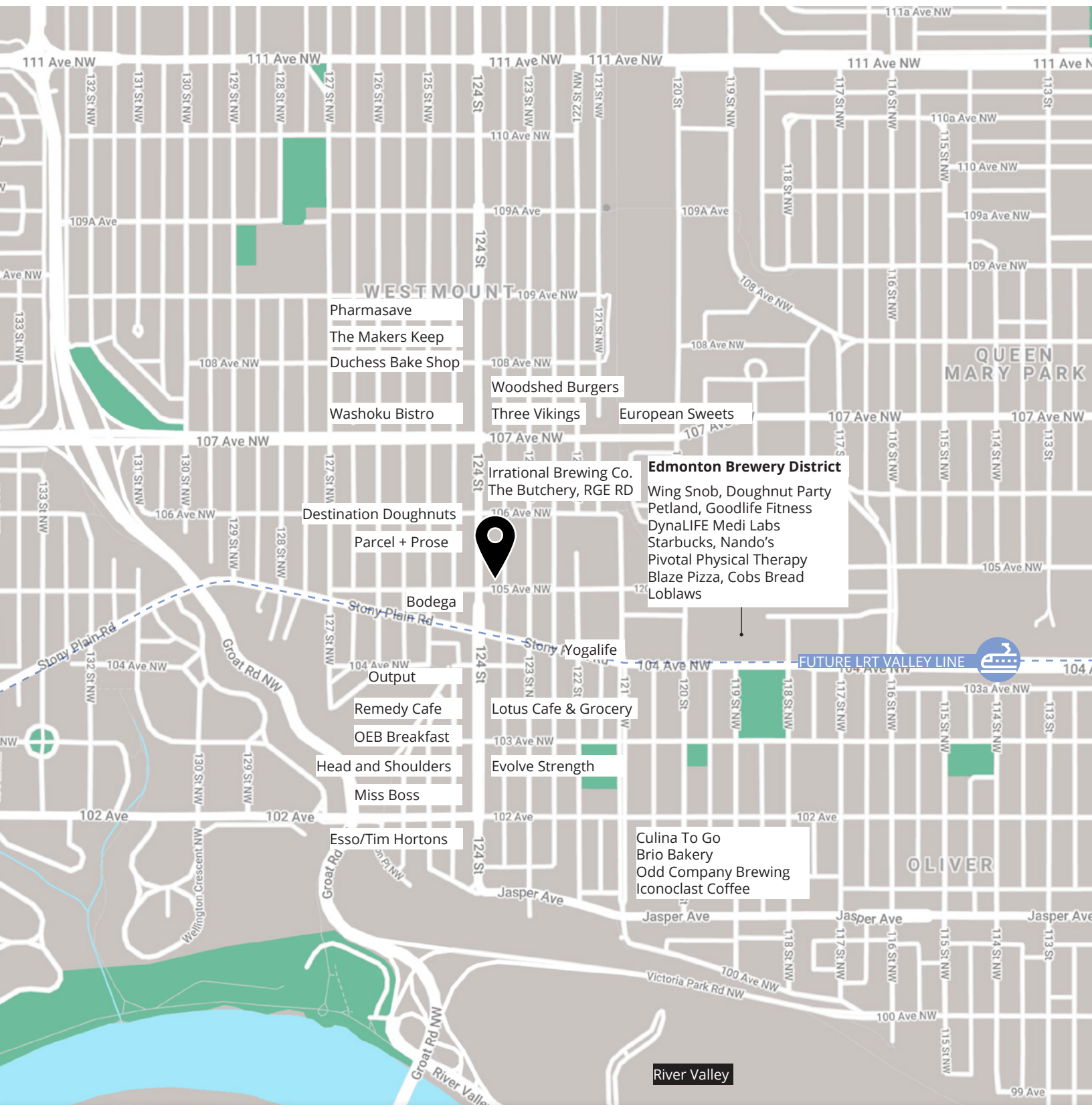


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