

## \$2,350,000 - 10709 105 Street, Edmonton

MLS® #E4425297

**\$2,350,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Central Mcdougall, Edmonton, AB

Situated in the vibrant neighborhood of McDougall, Edmonton, this rare two-storey freestanding office/retail building presents an excellent opportunity to own your own property at the doorstep of Edmonton's downtown. The character building offers 15,400 square feet of space above grade and includes 45 parking stalls. With approximately 125 feet of frontage along 107 Avenue, multiple entrances, and ample fenced parking, this building is well-suited for a wide variety of retail and office uses. This property is being exclusively marketed on behalf of BDO Canada Limited, in its sole capacity as Receiver of Bereket & G Holdings Ltd. and not in its personal capacity. Please note that any transaction will be on a strictly "as is, where is" basis with no representations or warranties of any nature and will be subject to the approval of the Court of King's Bench of Alberta.

Built in 1976

### Essential Information

MLS® #	E4425297
Price	\$2,350,000
Bathrooms	0.00
Acres	0.00
Year Built	1976



Type	Office
Status	Active

### Community Information

Address	10709 105 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2X3

### Exterior

Exterior	Block, Brick
Construction	Block, Brick

### Additional Information

Date Listed	March 12th, 2025
Days on Market	96
Zoning	Zone 08

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 June 16th, 2025 at 3:02pm MDT