

# \$380,000 - 402 11044 82 Avenue, Edmonton

MLS® #E4344265

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Garneau, Edmonton, AB

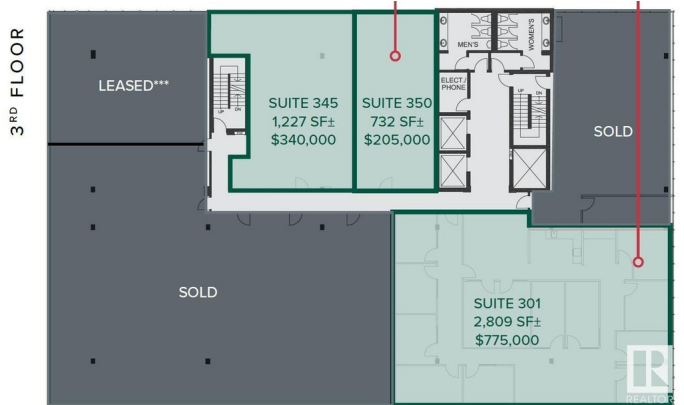
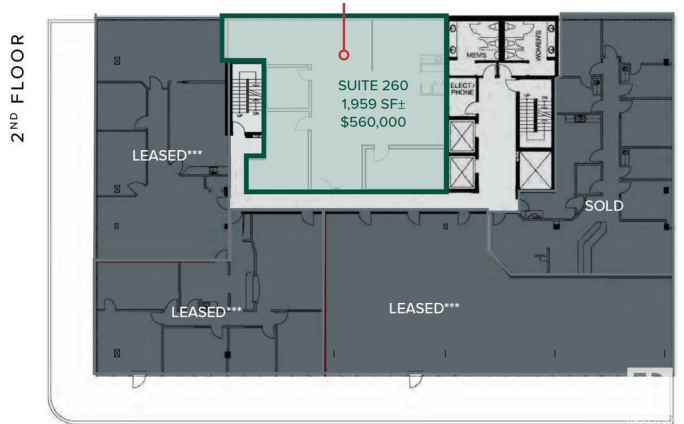
The Garneau Professional Centre is located on Whyte Ave within walking distance to the U of A. This building has recently been converted into condos, meaning these units have never been for sale individually until now. Excellent opportunity for owner/user groups. Instead of paying rent, build equity and put your money back into your pocket. Ideal for medical and professional users. Building Features include underground parking, ample visitor parking, signage opportunities facing Whyte Avenue traffic, elevators and over \$1M in common area renovations. There are several size options available from 732 Sq. Ft. up to 8,353 Sq. Ft. with a healthy mix of developed medical and office space as well as some raw units ready for your customization.

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4344265  |
| Price      | \$380,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1981      |
| Type       | Office    |
| Status     | Active    |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 402 11044 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T2             |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2023 |
| Days on Market | 787            |
| Zoning         | Zone 15        |

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Listing information last updated on August 1st, 2025 at 10:03am MDT