

## **\$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	91
Zoning	Zone 12

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 July 29th, 2025 at 5:17pm MDT