

Courtesy Of Michelle A Plach Of HonestDoor Inc

\$3,800,000 - 12230 106 Avenue, Edmonton

MLS® #E4460523

\$3,800,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Westmount, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase a 21,600 square foot building near 124th Street and minutes away from downtown Edmonton. The AMA Building offers four floors of professional developed office space featuring multiple private offices, boardrooms, meeting rooms, and open work areas in addition to an underground heated parkade. The AMA Building is situated in the heart of the 124th Street district, just steps away from the iconic 124th Street, renowned for its eclectic mix of boutique shops, art galleries, restaurants, and more. Everything you need is within walking distance. Just one block away is Manchester Square, a unique retail redevelopment that brings European architecture and atmosphere to the area. It is home to 19 locally owned shops and businesses. The trendy Brewery District is also nearby, offering a variety of cafés, restaurants, grocery stores, fitness centers, personal services, and more.

Built in 1978

Essential Information

MLS® # E4460523
Price \$3,800,000
Bathrooms 0.00



12230 - 106 Avenue, Edmonton | AB

Property Overview

| | | | |
|----------------|--------------------------------|-----------------|---|
| Address: | 12230 - 106 Avenue | Asking Price: | \$3,800,000.00 (\$171.00 / SF) |
| Legal Address: | Plan R22, Block 7, Lots 5 & 10 | Property Taxes: | \$73,320.91 (2024) |
| Year Built: | 1982 | Parking: | 46 spots (includes 2-level underground parkade plus roof top parking; additional street parking available; driveway for truck access (for other sites available for purchase) |
| Building Area: | 21,600 SF | Fibre Optic: | Available |
| Site Area: | 0.34 Acres | Zoning: | Mixed Use - M2 |

Key Highlights

- Basement/Underground parking
- Proximity to amenities
- Modern office space
- Open office areas
- Secure underground parking
- Walk Score 68
- Bike Score 88

Secure Underground Parking

12230 - 106 Avenue, Edmonton | AB

Floor Plans

Main Floor

- 12 offices
- 2 open work areas
- Boardroom
- Meeting room
- Reception area
- Private mail room

Second Floor

- 13 offices
- Open work areas
- Meeting room
- Washroom
- Workrooms

12230 - 106 Avenue, Edmonton | AB

Floor Plans

Third Floor

- 6 private offices
- 2 open work areas
- Large boardroom
- Meeting room
- 400 sq ft and staff room
- Workrooms with entry doors

Fourth Floor

- 12 private offices
- 3x outside work areas
- Boardroom
- Meeting room
- Workrooms with workers shower

| | |
|------------|--------|
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Office |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12230 106 Avenue |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 3Z1 |

Exterior

| | |
|--------------|-----------------------|
| Exterior | Concrete, See Remarks |
| Construction | Concrete, See Remarks |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 2nd, 2025 |
| Days on Market | 3 |
| Zoning | Zone 07 |

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 October 5th, 2025 at 6:32pm MDT