

\$3,800,000

Westmount, Edmonton, AB

Built in 1978

Essential Information

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



12235 - 15th Avenue, Edmonton | #86

Property Overview

Address: 12235 - 15th Avenue
Legal Address: Plan S622, Block 7,
 Lots 9, 8, 7
Year Built: 1982
Building Area: 21,000 SF
Site Area: 0.34 Acres

Key Highlights
 **LEED** Green
 LEED Green building
 certification
 **Advanced**
 water and
 wastewater
 recycling
 **Green**
 and heated
 underground
 parking
 **Advanced**
 desktop office
 space
 **Full**
 attention to the
 lighting
 plan
 **Green**
 68
 **High**
 end
 88

Aasking Price: \$3,000,000 (\$1.07/75/sq ft) (N/A)
Property Taxes: \$73,320.91 (2024)
Parking: 465 stalls (includes 2-level underground parking plus surface parking, additional street parking available)
 Additional parking across the street also available for purchase
Fibre Optic: Available
Zoning: Mixed Use - M2

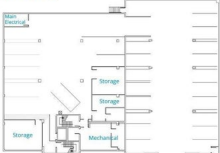








Secure Underground Parking



122010: 100 Avenue, Edinburgh | 88

Floor Plans

Main Floor

- 12 offices
- 2 open workspaces
- Barrier free accessibility
- Reception area
- Photocopy room

A detailed floor plan of the Main Floor. It features a central reception area with a desk and seating. To the left, there are two open workspace areas. The right side of the floor is divided into several offices of varying sizes, some with private restrooms. A photocopy room is located near the center. The plan includes furniture like desks, chairs, and sofas, as well as architectural details like doors, windows, and stairs.

Second Floor

- 13 offices
- Open work areas
- Meeting rooms
- Kitchenette
- Washrooms

A detailed floor plan of the Second Floor. It contains 13 offices, some of which are larger and more complex in layout. There are open work areas and a kitchenette located towards the center. Meeting rooms are situated near the entrance. Washrooms are provided for both men and women. The plan shows various furniture and fixtures, including desks, chairs, and kitchen equipment.

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Floor Plans

Third Floor

- 6 private offices
- 3 cubicle work areas
- Large boardroom
- Meeting room
- Kitchen and staff room
- Washrooms with shower

A detailed floor plan of the Third Floor. It features a large boardroom with a curved wall and a large screen. There are three cubicle work areas and a meeting room. A kitchen and staff room are located near the center. The floor also includes six private offices and washrooms with shower facilities. The plan shows various furniture and fixtures, including desks, chairs, and kitchen equipment.

Fourth Floor

- 12 private offices
- 3 cubicle work areas
- Boardroom
- Meeting room
- Washrooms with women's shower

A detailed floor plan of the Fourth Floor. It contains 12 private offices, some of which are larger and more complex in layout. There are three cubicle work areas and a boardroom. A meeting room is situated near the entrance. Washrooms with women's shower facilities are provided. The plan shows various furniture and fixtures, including desks, chairs, and kitchen equipment.

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	19
Zoning	Zone 07

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Listing information last updated on October 21st, 2025 at 7:02pm MDT