



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**100, 10155 114 Street NW**  
**Edmonton, Alberta**

**MLS # A2272099**



**\$900,000**

**Division:** Downtown

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,905 sq.ft.

**Zoning:** RL

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This offering consists of 4,905 square feet of fully built out professional office space on the second floor of B&H Tower. Encompassing the entire floor, it features a reception area, multiple private offices, a meeting room, a boardroom, a large bullpen, two washrooms and a kitchenette. Also included are four assigned parking stalls &ndash; two above ground and two underground. B&H Tower is an established building with two modernized elevators, and an updated front lobby with secure access for employees and customers. Situated in the Oliver neighbourhood, the property benefits from being located on 114 Street near Jasper Avenue, with close proximity to the downtown core. B&H Tower has walkable access to dining, cafes, and shops, is well-connected by public transit, and close to MacEwan University, Rogers Place and the River Valley.