

\$4,500,000 - 10580 115 Street, Edmonton

MLS® #E4440712

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Queen Mary Park, Edmonton, AB

A PRIME INVESTMENT OPPORTUNITY in the heart of Edmonton. This $\hat{\pm}$ 18,097 sq ft building is 100% occupied with a strong mix of professional tenants. Offering a 7.2% cap rate, this asset provides stable cash flow. Ideally situated just minutes from downtown Edmonton with excellent access and exposure, this is a turnkey investment opportunity in a rapidly developing central neighbourhood.

Built in 1958

Essential Information

| | |
|------------|-------------|
| MLS® # | E4440712 |
| Price | \$4,500,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1958 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10580 115 Street |
| Area | Edmonton |
| Subdivision | Queen Mary Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |



Postal Code T5H 3K6

Exterior

Exterior Block, Brick
Construction Block, Brick

Additional Information

Date Listed June 4th, 2025
Days on Market 43
Zoning Zone 08

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Listing information last updated on July 17th, 2025 at 4:32am MDT