# \$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 ±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 135

Zoning Zone 08

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Listing information last updated on October 17th, 2025 at 1:32am MDT