

\$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.

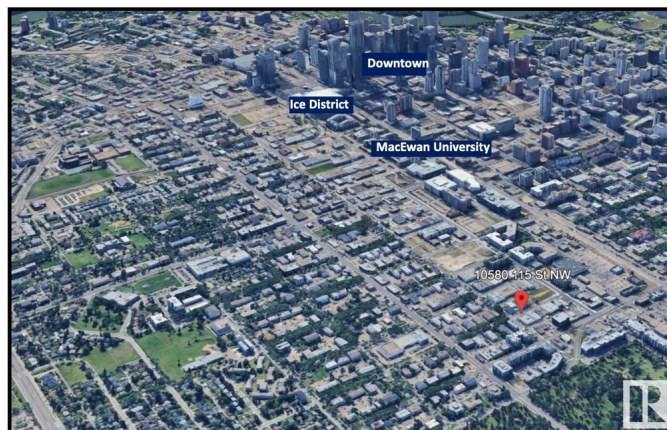
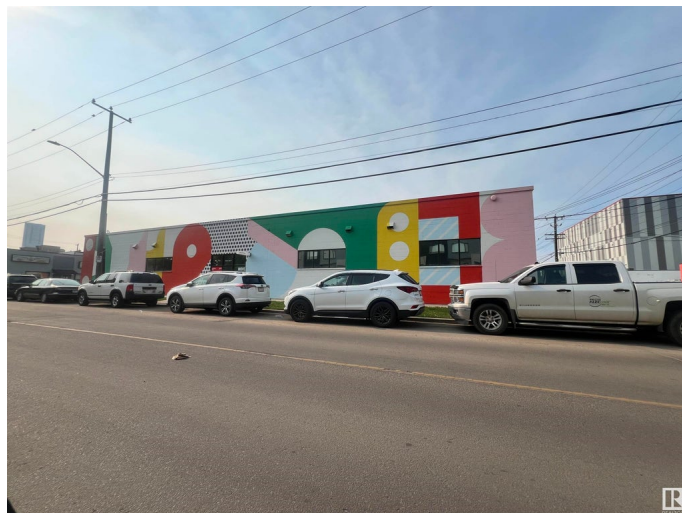
Built in 1958

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 149

Zoning Zone 08

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 31st, 2025 at 8:17am MDT