

## \$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        29  
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 July 3rd, 2025 at 9:48am MDT