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10305 PRINCESS ELIZABETH AVENUE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Edmonton, Alberta

Listing ID:
32978

MLS ID:
A2272090

\$6,640,000



 **ERIN HOLOWACH**
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 10305 Princess Elizabeth Avenue NW, Edmonton , Alberta T5G 0Y5

Transaction Type For Sale	Title Fee Simple	Days On Market 111
Zoning UI-Urban Institution	Subdivision Westwood_EDMO	Year Built 1960
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Legal Plan 8122142	Building Area (Sq. Ft.) 15748.00	Building Area (Sq. M.) 1463.02
Construction Type Brick	Inclusions N/A	Restrictions None Known

Reports

Other Documents

10305, 10319 and 10415 Princess Elizabeth Avenue! 10305: This 15,748 square foot office building is designed to accommodate a diverse range of office users. It features an attractive and modern exterior design and requires minimal interior upgrades to meet tenant needs. The building offers the opportunity to be reconfigured as a multi-tenant property and is fully accessible with a barrier free layout. 10319: Ample on-site parking enhances tenant convenience, while the low site coverage allows for potential redevelopment or adaptive reuse by new owners. Additionally, there is significant redevelopment potential with adjacent properties. 10415: The optimized layout of this property is designed to maximize owner-user efficiency. It is well maintained and features an aesthetically appealing exterior. There is potential for full accessibility with lift modernization. The adequate parking ratio meets most operational requirements, while abundant natural light enhances the interior environment.

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