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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

**2** (877) 888-3131

■ ComFree

**877-888-3131** 

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10305 Princess Elizabeth Avenue NW, Edmonton , Alberta  $\,$  T5G 0Y5  $\,$ 

**Transaction Type** 

For Sale

Zoning

**UI-Urban Institution** 

Structure Type Mixed Use

Legal Plan 8122142

Construction Type

Brick

Reports

Other Documents

Title

Fee Simple

Subdivision

Westwood\_EDMO

**Property Type**Commercial

Building Area (Sq. Ft.)

15748.00

Inclusions N/A **Days On Market** 

3

Year Built

1960

**Property Sub Type** 

Office

Building Area (Sq. M.)

1463.02

**Restrictions**None Known

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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