

## \$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.

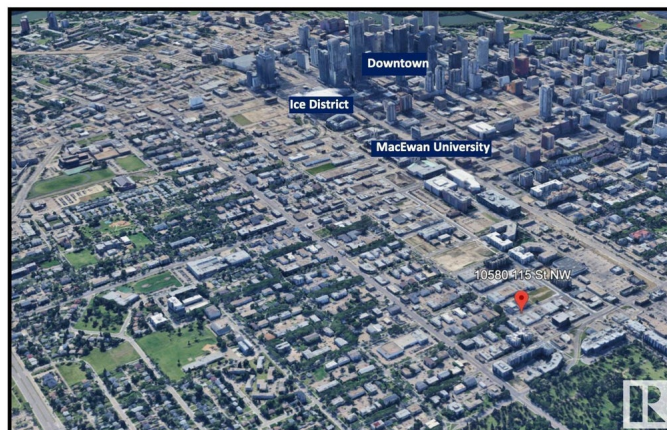
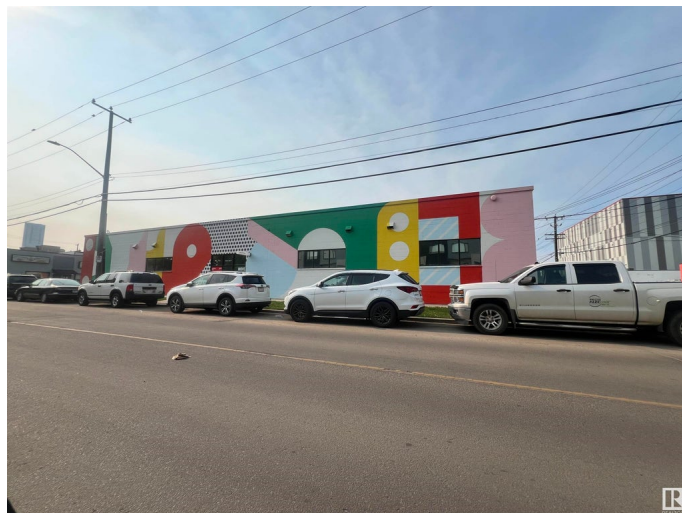
Built in 1958

### 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        58  
Zoning                  Zone 08

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Listing information last updated on August 1st, 2025 at 2:32am MDT