# \$6,640,000 - 10305 Princess Elizabeth Avenue, Edmonton

MLS® #E4438539

\$6,640,000

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Spruce Avenue, Edmonton, AB

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.

Built in 1960

#### **Essential Information**

MLS® # E4438539 Price \$6,640,000





Bathrooms 0.00
Acres 0.00
Year Built 1960
Type Office
Status Active

## **Community Information**

Address 10305 Princess Elizabeth Avenue

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 0Y5

### **Exterior**

Exterior Brick
Construction Brick

## **Additional Information**

Date Listed May 26th, 2025

Days on Market 143

Zoning Zone 08

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Listing information last updated on October 16th, 2025 at 4:02pm MDT