

**10305 Princess Elizabeth Avenue NW  
Edmonton, Alberta**

**MLS # A2272090**



**\$6,640,000**

**Division:** Westwood\_EDMO

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,748 sq.ft.

**Zoning:** UI-Urban Institution

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.