



GRASSROOTS
REALTY GROUP

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**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.