

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

MLS® #E4438539

\$6,640,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

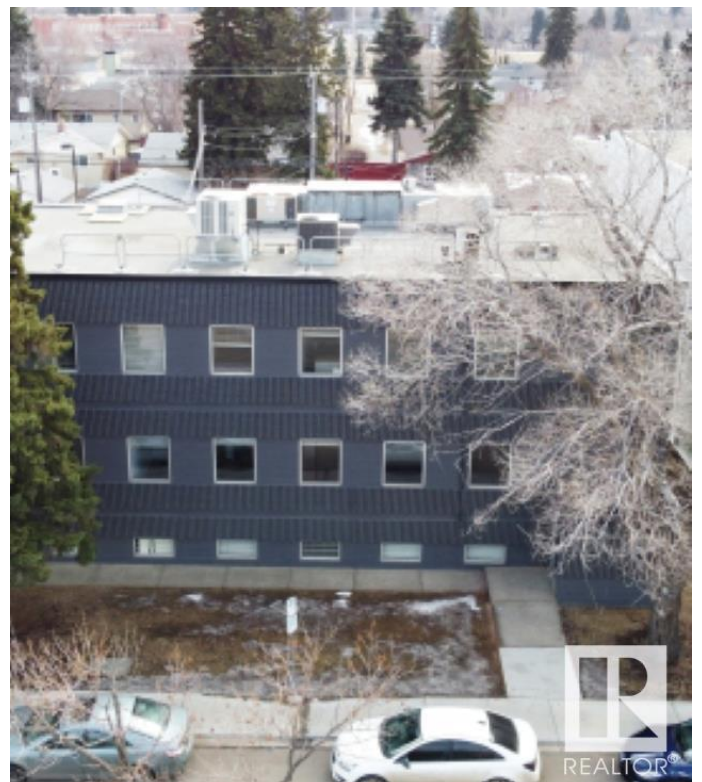
Spruce Avenue, Edmonton, AB

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	81
Zoning	Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 15th, 2025 at 6:32am MDT