

# FOR SALE

7,516 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



## ATTRACTIVE PRICE REDUCTION!

10551 - 114 Street, Edmonton, AB

## QUEEN MARY PARK BUILDING

### Property Highlights

- **DC ZONING PERMITS DAYCARE USE**
- Building was fully renovated in 2015 with \$1,600,000 in building upgrades and high-end finishes
- High-speed internet to the building
- Climate control with 10 separate zones
- Fully programmable “smart” building systems
- Excellent parking close to downtown
- Building designed to accommodate additional floors



Virtual Tour



780.488.0888



www.lizotterealestate.com



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## Queen Mary Park Building

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- High end common areas
- Gym and showers located in basement



- High end finishes and efficiently designed ground floor office
- Building has 10 climate controlled zones for workers



- Split level basement with ample natural light
- Additional boardroom or flex working space located in basement

### Proposed Exterior Renovation



**\*RAMP TO GRADE IS AN OPTION TO IMPROVE ACCESSIBILITY.**

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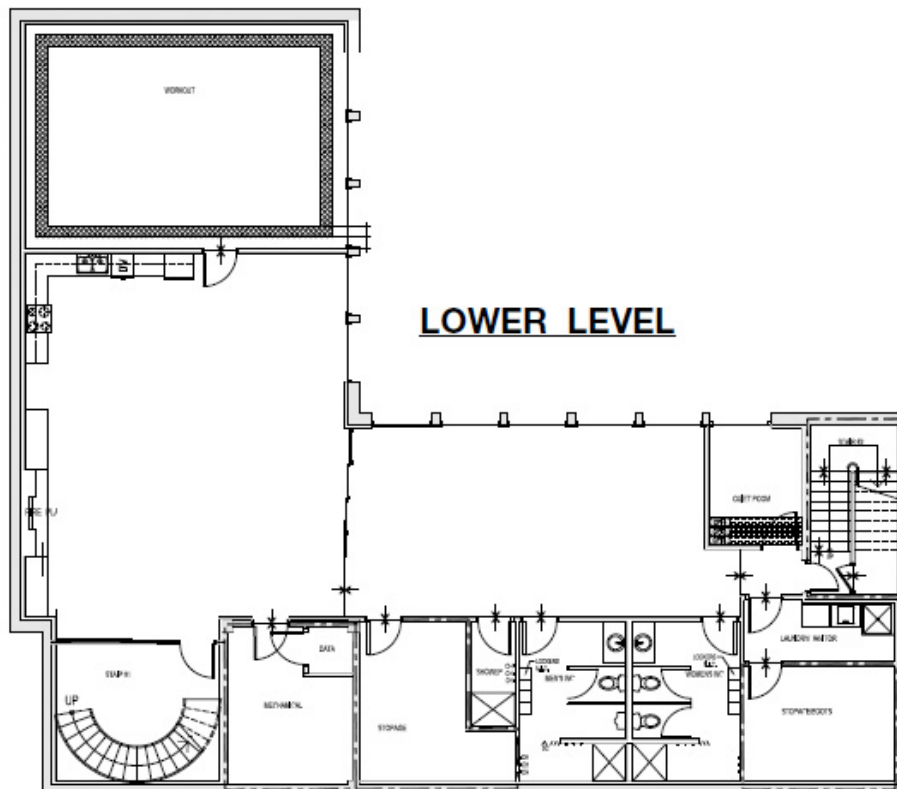
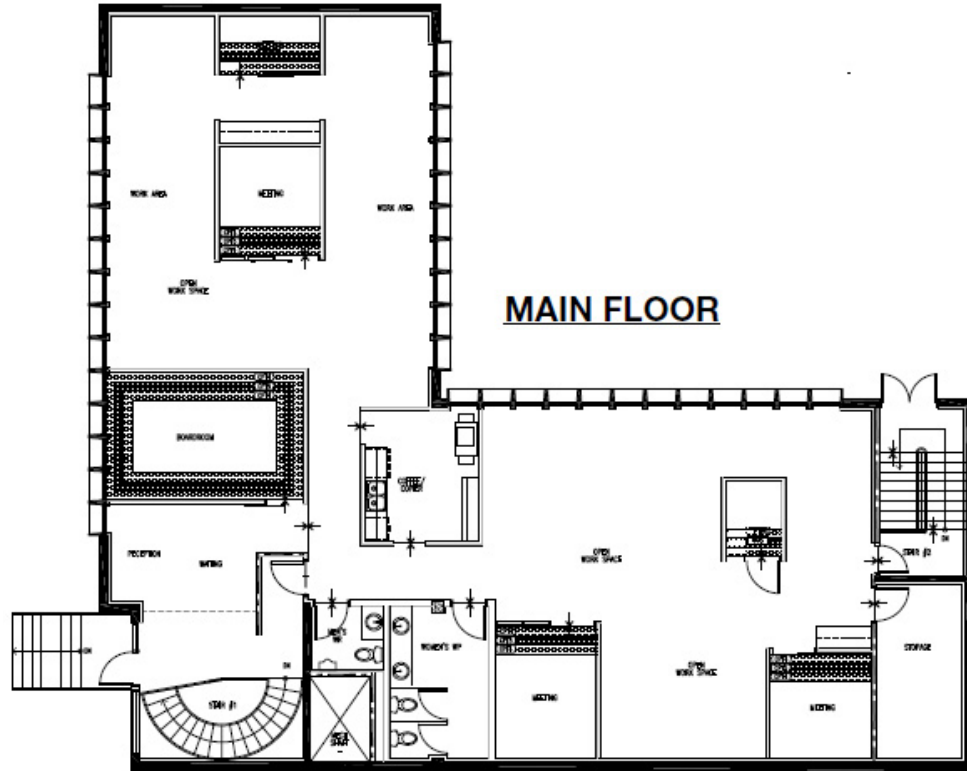
## Queen Mary Park Building

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### Floor Plan



Virtual Tour



# FOR SALE

## Queen Mary Park Building

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### Property Information

**Municipal Address:** 10551 - 114 Street, Edmonton, AB

**Legal Address:** Plan B4 Block 13 Lots 188-190

**Site Size:** 10,505 Sq. Ft. (+/-)

**Size:** **Total** 7,516 Sq. Ft. (+/-) **\*Cannot be demised**  
**Main** 3,758 Sq. Ft. (+/-)  
**Lower Level** 3,758 Sq. Ft. (+/-)

**Lighting:** Fully programmable LED system

**Year Built:** 1958 | Fully renovated in 2015 down to shell

**Parking:** 15 stalls on site with street parking in front, potential to convert yard storage into additional stalls

**Possession:** 60 days

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**Sale Price:** ~~\$2,485,000.00~~ \$1,850,000.00

**Op Costs:** \$6.51/Sq. Ft. (est.)

**Property Taxes:** \$29,508 (2024)

### Contact

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