

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

MLS® #E4438539

**\$6,640,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

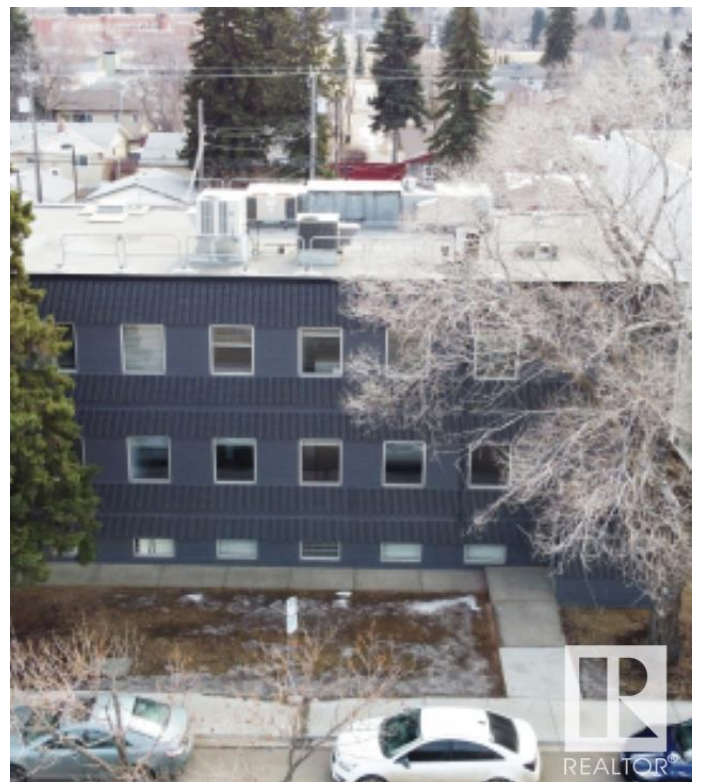
Spruce Avenue, Edmonton, AB

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	7
Zoning	Zone 08

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Listing information last updated on June 2nd, 2025 at 8:17pm MDT