

FOR SALE





Address:	10519 115 Street NW, Edmonton
Zoning:	DC (20989)
Site Size:	44,982 SF (+/-)
Price:	\$3,900,000.00
Property Tax:	\$29,902.80 (2024 estimate)



- Centrally located in Queen Mary Park
- Minutes to Downtown Edmonton, Brewery District & Unity Square
- Excellent development opportunity
- 8 minute walk to Macewan University
- Surrounded by a mix of residential and commercial developments
- Easy access to major thoroughfares, including 104 Avenue and Jasper Avenue, and well-served by public transit.
- Located in an area experiencing ongoing growth and revitalization, making it a smart investment for developers.

AERIAL VIRTUAL TOUR



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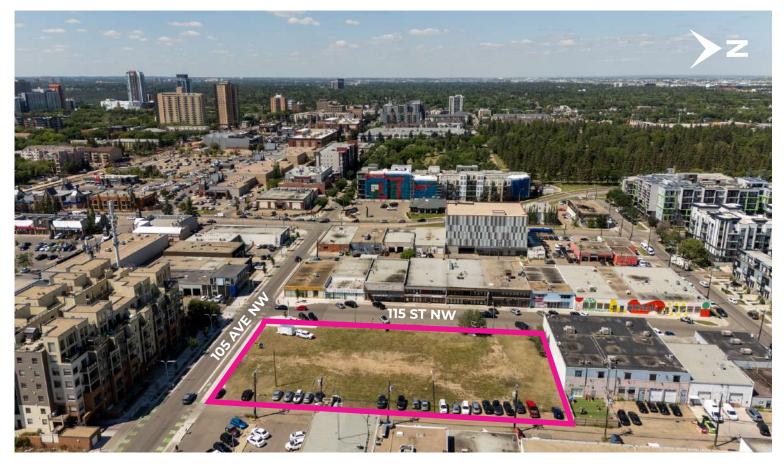






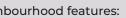






















Residential Buildings

QUEEN MARY PARK

- Proximity to Amenities: Queen Mary Park is close to the downÂ town core, providing easy access to numerous amenities, includÂ ing retail shops, restaurants, and entertainment venues.
- Residential Mix: The area has a diverse demographic including a significant proportion of students and young professionals.
- Transportation: The neighborhood boasts excellent public tranÂ sit links, with several bus routes and close proximity to major roads, making it easy to commute throughout the city.



POPULATION* 8,311



AVERAGE HOUSEHOLD INCOME \$69,885



DAYTIME POPULATION **Around 10,000**



Median Age 33.7



MACEWAN UNIVERSITY STUDENT ENROLLMENTS **Around 15,000**



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