



10519 115 Street NW, Edmonton

Downtown Development Site



PROPERTY DETAILS

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)



PROPERTY HIGHLIGHTS

- 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



Erin Oatway
 Partner / Associate
 780-218-7585
erin@aicrecommercial.com

Jim McKinnon
 Broker / Partner
 780-719-8183
jim@aicrecommercial.com





 Residential Buildings

QUEEN MARY PARK

- **Proximity to Amenities:** Queen Mary Park is close to the downtown core, providing easy access to numerous amenities, including 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 transit 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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