

FOR SALE

Prime Investment Property



\$4,600,000

7% Cap Rate

MEZZO BUILDING

10580 115 Street NW,
Edmonton, AB

A fully leased retail investment opportunity in a prime central Edmonton location. Mezzo offers stable in-place income supported by a diversified tenant mix across four main-floor units, with long-term leases in place. The property benefits from strong street presence, consistent foot traffic, and proximity to major residential and commercial density.

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RE/MAX COMMERCIAL

Suite 200, 10835 124 St NW
Edmonton, AB T5M 0H4

Property Details

10580 115 Street NW,
Edmonton, AB

Legal Description: Plan B4; Block 15;
Lots 200,201,202

Land Area: +/- 0.52 Acres

Total Leasable Area: +/-18,097 SF

Parking Stalls: 15

Zoning: DC2

Year Built: 1958
(Renovated in 2023)

Property Tax (2024): \$33,188.88

Net Operating Income: \$324,052.00

Property Highlights

- Fully leased multi-tenant retail asset with stable, predictable cash flow
- Located in the heart of Queen Mary Park, just minutes from Downtown Edmonton
- Modern street-level retail in a mixed-use residential development
- Anchored by established tenants serving the local community
- Surrounded by high-density residential, schools, and daily amenities
- Walking distance to MacEwan University, 107 Avenue retail corridor, and transit access
- Ideal hands-off investment in a growing central Edmonton neighbourhood

Tenant Space Overview

10580 115 Street NW,
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Corporate
Office Tenant

6000 Sq. FT

Art Gallery

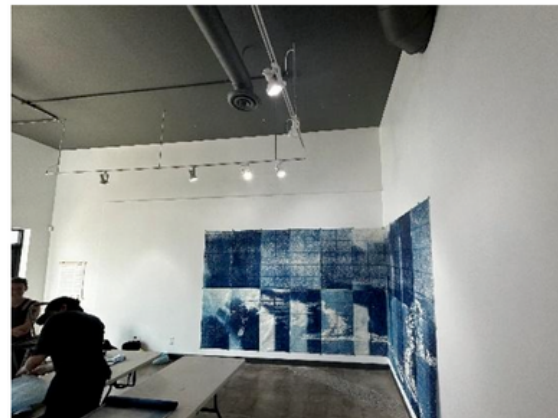
6097 Sq. FT

Medspa
(Physician
Operated)

1,500 Sq. FT

Fitness Studio

4,500 Sq. FT



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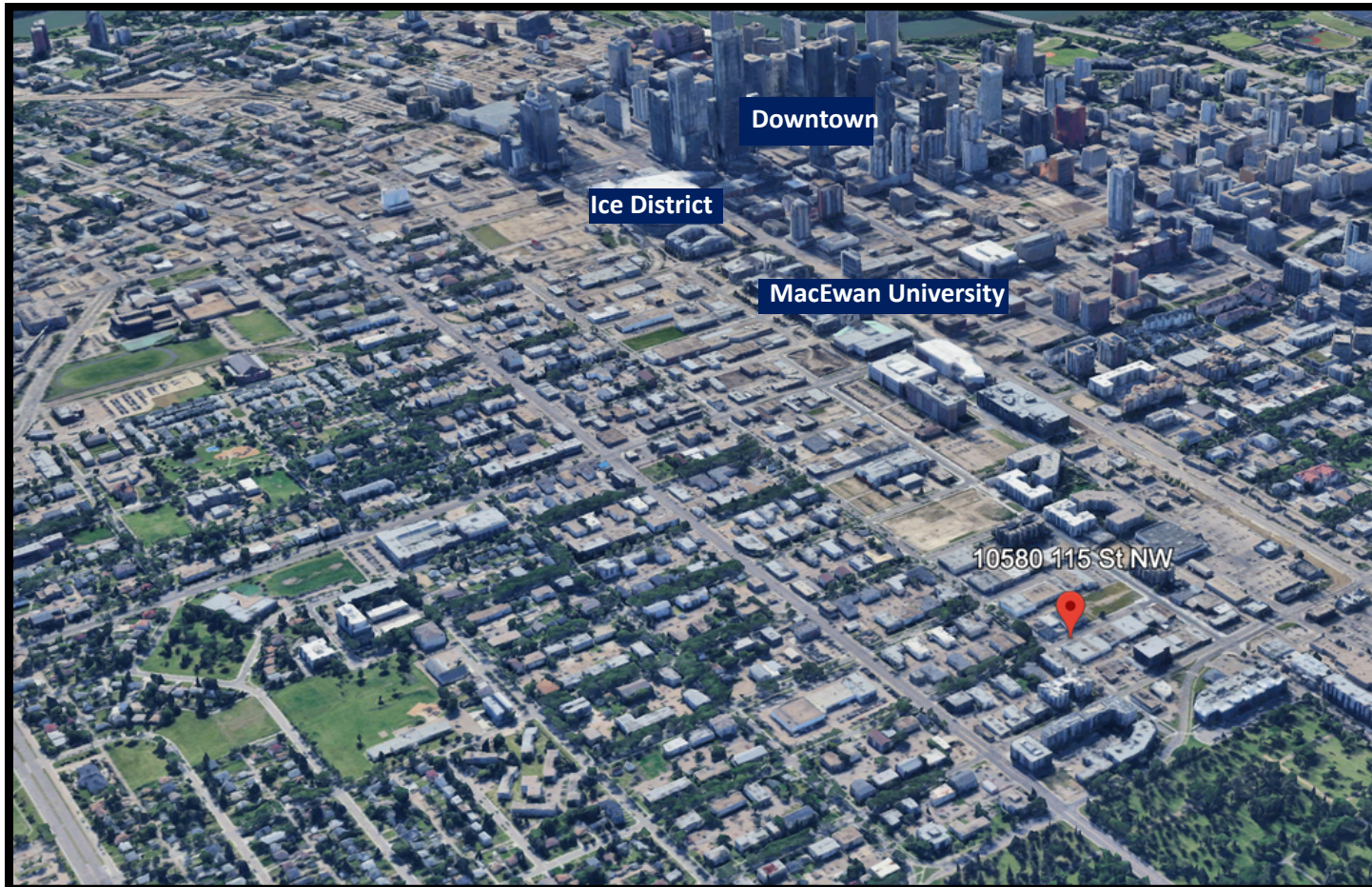


This low-maintenance asset offers excellent street frontage, surface parking, and long-term rental stability in an area experiencing continuous infill and redevelopment. The Mezzo combines architectural appeal with income reliability—an ideal opportunity for investors seeking urban exposure without the operational burden.



Location

**10580 115 Street NW,
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Queen Mary Park is a high-density, revitalizing neighbourhood just northwest of Edmonton's downtown core. With excellent transit connectivity, nearby bike lanes, and ongoing residential development in the area, the property is ideally positioned to capture long-term urban growth and tenant demand.



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