

**PRICE
REDUCTION!**



QUEEN MARY PARK OFFICE BUILDING
10551 - 114 Street, Edmonton, AB

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- 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

QUEEN MARY PARK OFFICE BUILDING FOR SALE/LEASE



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

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



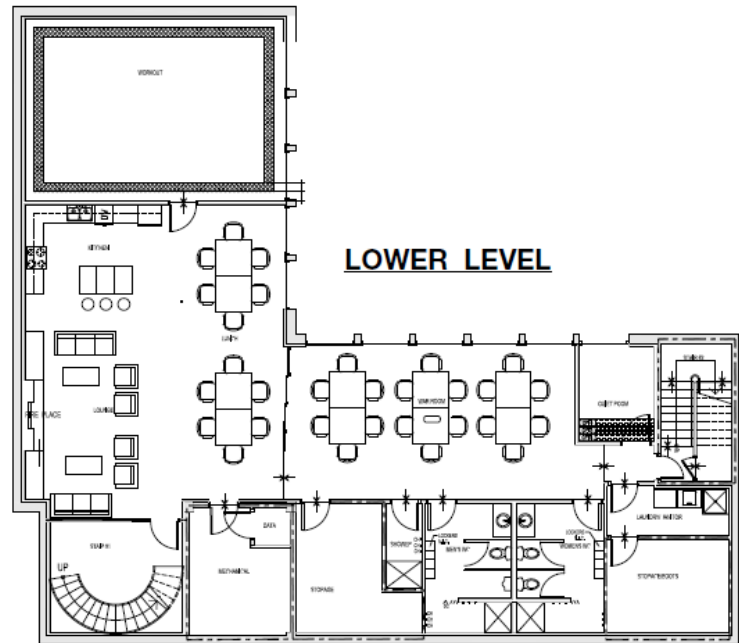
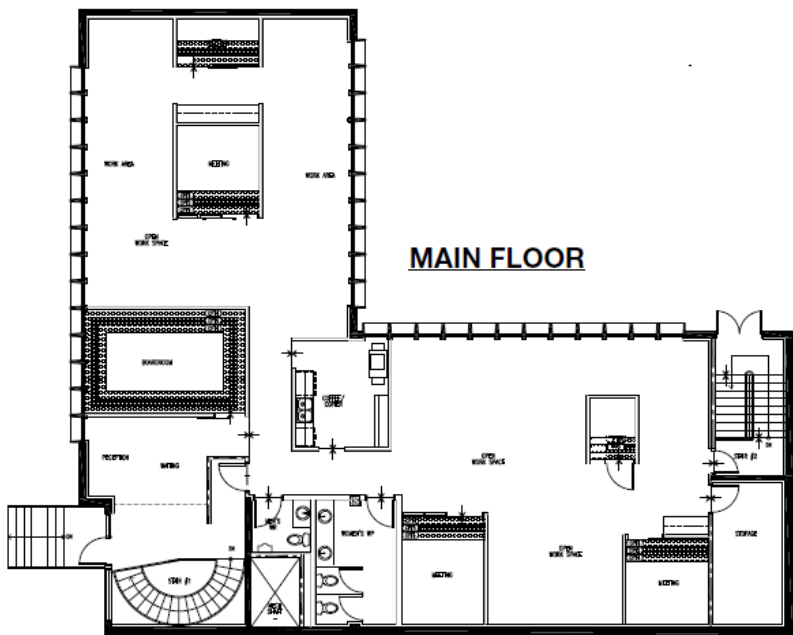
- High end finishes and efficiently designed ground floor office
- Building has 10 climate controlled zones for workers

QUEEN MARY PARK OFFICE BUILDING FOR SALE/LEASE

PROPOSED EXTERIOR RENOVATION



FLOOR PLAN



QUEEN MARY PARK OFFICE BUILDING

FOR SALE/LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:	10551 - 114 Street, Edmonton, AB
LEGAL ADDRESS:	Plan B4 Block 13 Lots 188-190
SITE SIZE:	10,505 Sq.Ft. (+/-)
TOTAL SIZE:	7,516 Sq.Ft. (+/-)
MAIN FLOOR:	3,758 Sq.Ft. (+/-)
SPLIT LOWER LEVEL:	3,758 Sq.Ft. (+/-)
LIGHTING:	Fully programmable LED system
AVAILABILITY:	60 days
YEAR BUILT:	1958 - building reduced to shell and fully renovated in 2015
PARKING:	15 stalls on site with street parking in front, potential to convert yard storage into additional stalls
PROPERTY TAXES:	\$21,110 (2019)
LEASE RATE:	Negotiable
OP. COSTS:	\$6.51/Sq.Ft. (est.)
SALE PRICE:	\$2,485,000 \$2,250,000

MORE INFORMATION

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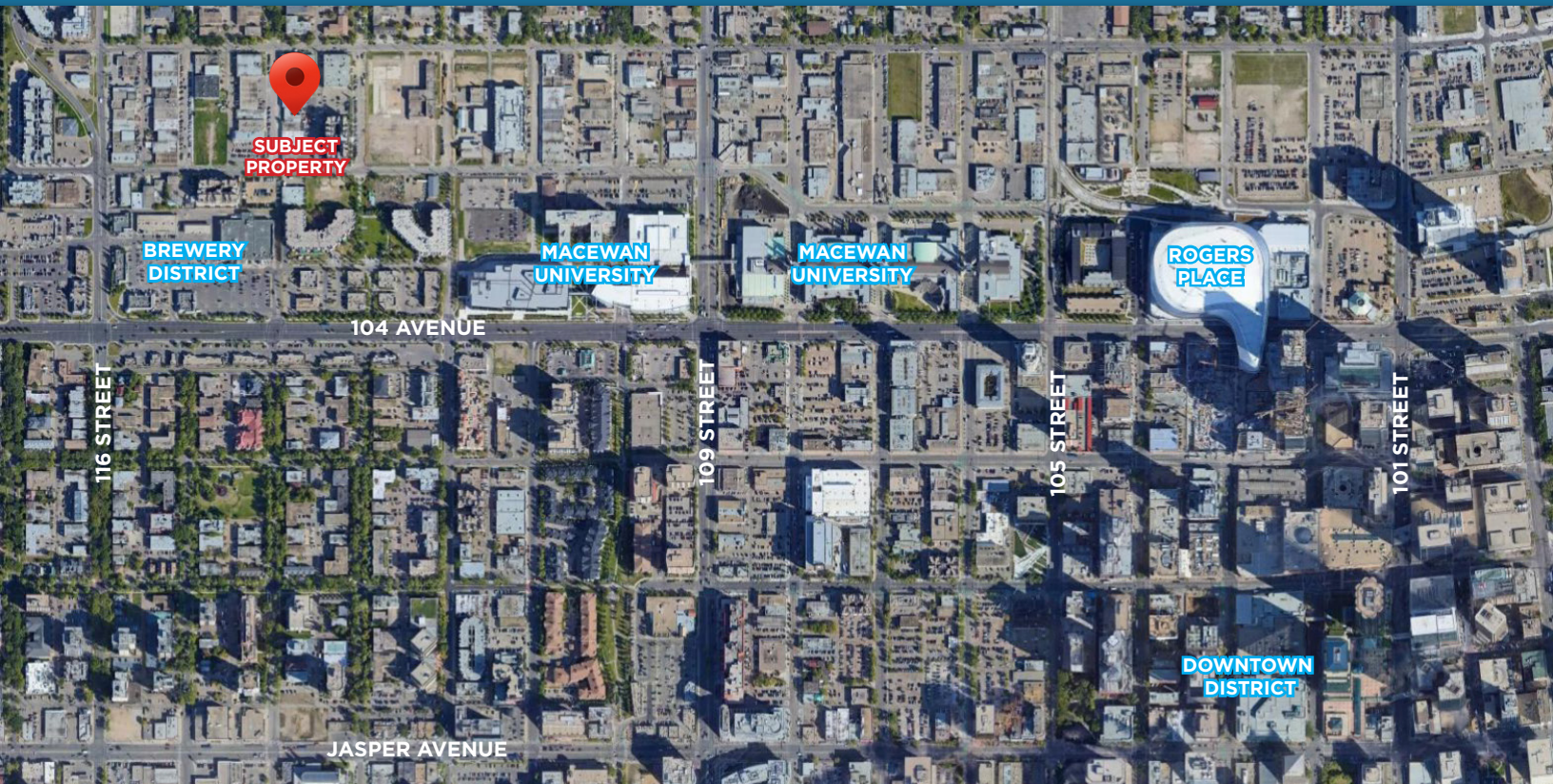
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Main Floor
Virtual Tour



Basement
Virtual Tour



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