



## OWNER/USER OPPORTUNITIES EDMONTON, AB

# FOR SALE

Buildings available separately or together

10305 Princess Elizabeth Avenue

10319 Princess Elizabeth Avenue

10415 Princess Elizabeth Avenue

**AVISON  
YOUNG**



## LOCATION OVERVIEW

These properties offer a prime location for businesses looking to thrive in a vibrant and accessible area.

Situated across from Northern Alberta Institute of Technology (NAIT), this location provides unparalleled access to a pool of skilled graduates and professionals, ideal for recruitment and collaboration opportunities. The nearby Kingsway Mall offers a variety of retail stores, dining options, and entertainment, making it an attractive location for employees and clients alike. Additionally, the area is well connected to a number of professional businesses and services, including numerous medical facilities.

The properties are well-connected to major roads such as 111 Avenue and Kingsway, facilitating smooth and efficient commuting. Furthermore, the NAIT Blatchford Market LRT station is just a short distance away, offering excellent public transit options.

Choosing this location means establishing your business in a strategic area with excellent transportation links, key institutions, and amenities. It provides the perfect environment for growth and success.

### Urban Institution Zoning:

designed to accommodate a variety of institutional uses that serve the community. Businesses and organizations that could operate under this zoning include:

#### Educational Institutions:

Schools, colleges, universities, and training centers.

#### Healthcare Facilities:

Hospitals, clinics, medical offices, and research laboratories.

#### Government and Public Services:

Government offices, public safety facilities, and community centers.

#### Cultural and Recreational Facilities:

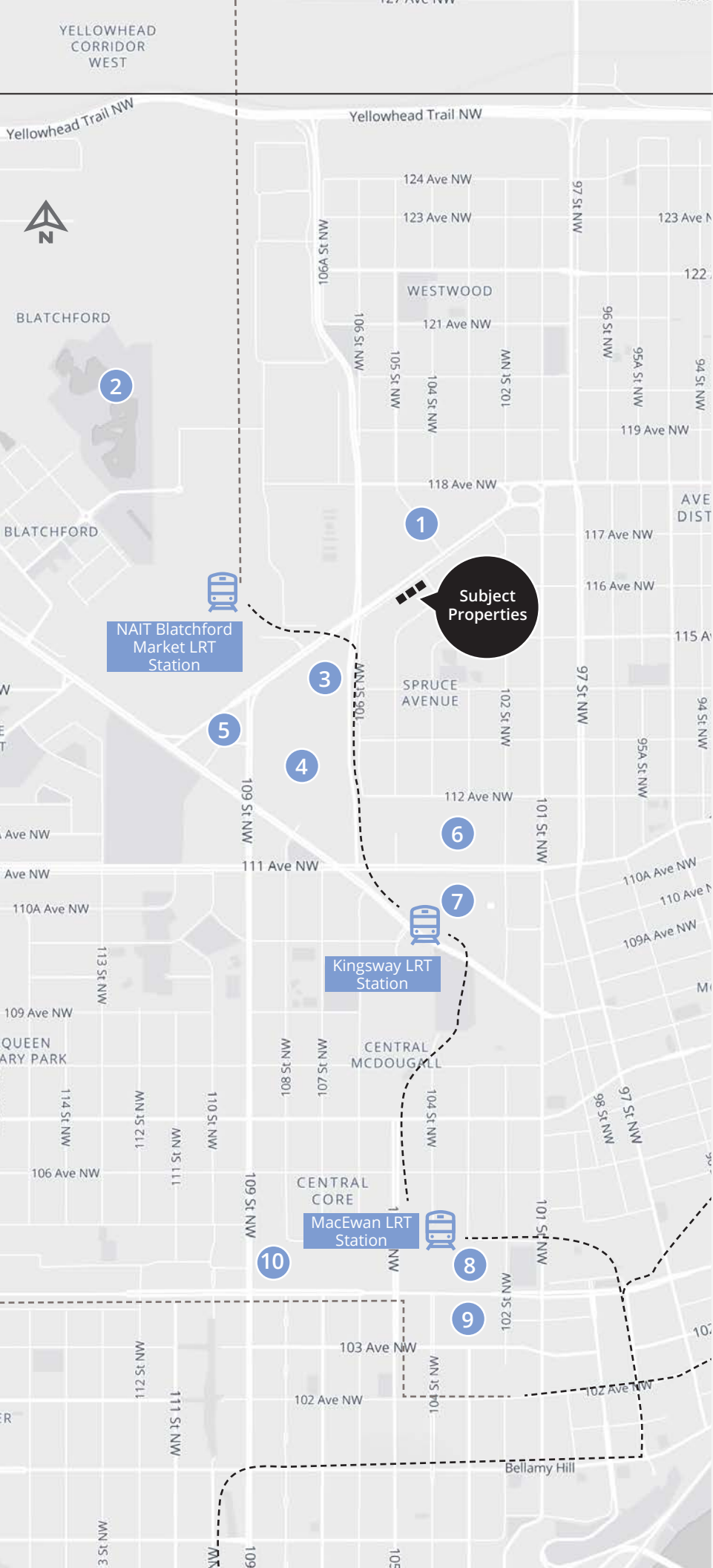
Museums, libraries, theaters, and recreational centers.

#### Religious Institutions:

Churches, temples, mosques, and other places of worship.

#### Professional Services:

Law offices, financial services, insurance offices, and accounting.



### Nearby amenities

1. NAIT (Northern Alberta Institute of Technology)
2. Blatchford Community
3. Boston Pizza
4. Kingsway Mall
5. Best Western Plus
6. Glenrose Rehabilitation Hospital
7. Royal Alexandra Hospital
8. Rogers Place
9. ICE District
10. MacEwan University

### Commute times

- NAIT Campus  
4-minute walk
- NAIT Blatchford Market LRT Station  
9-minute walk (2-min drive)
- Kingsway Mall  
3-minute drive
- Royal Alexandra Hospital  
6-minute drive
- Rogers Place  
8-minute drive
- Edmonton Downtown Core  
9-minute drive

- LRT
- FUTURE LRT LINES

### Demographics (within 5km)

- 212,069  
Population
- 280,422  
Day Time Population
- \$102,018  
Average Household Income



PROPERTY HIGHLIGHTS



**10305**  
Princess Elizabeth Avenue

Building Size  
15,748 sf

Site Size  
0.357 Acres

Sale Price  
\$2,915,000

**10319**  
Princess Elizabeth Avenue

Building Size  
8,399 sf

Site Size  
0.254 Acres

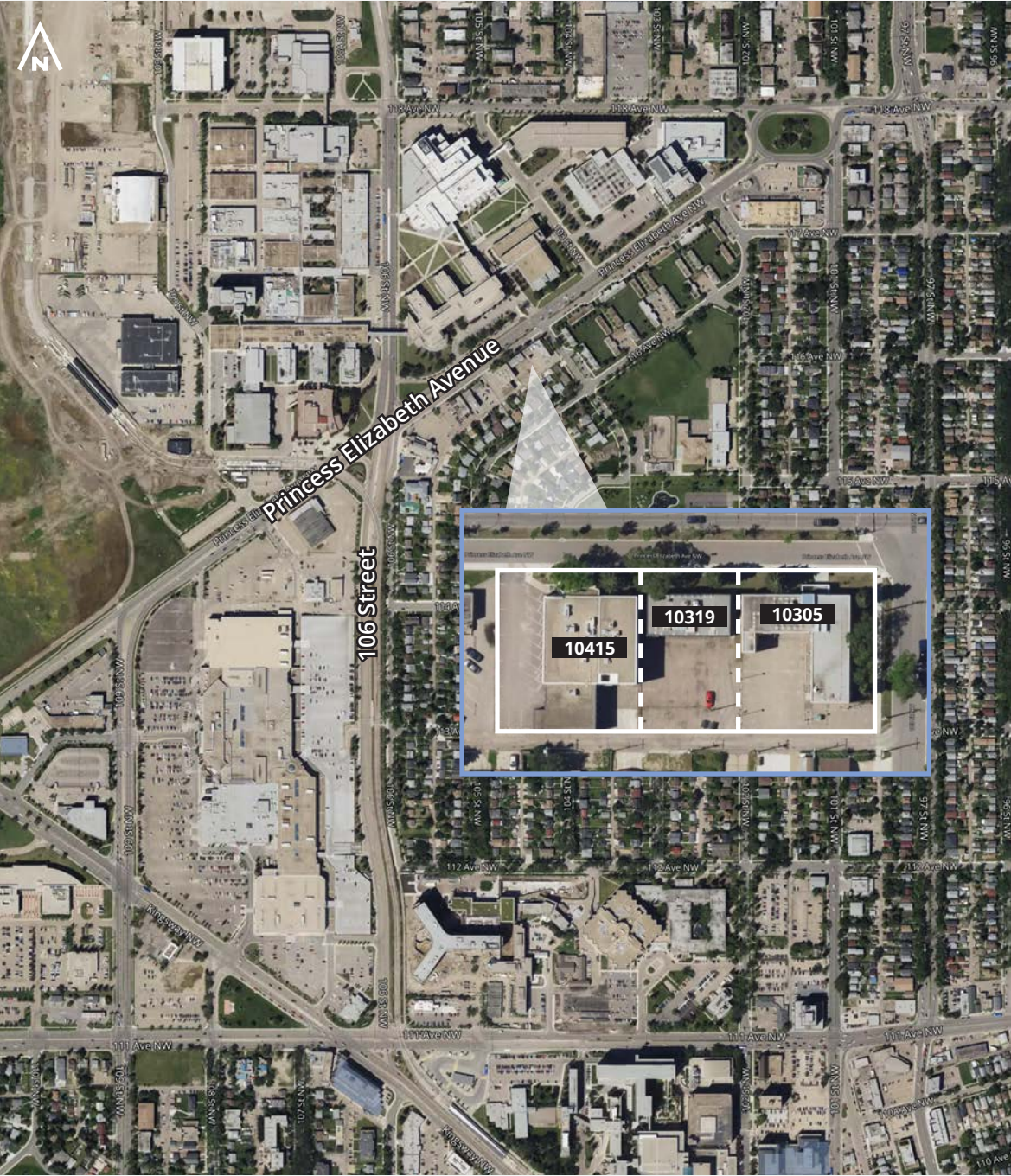
Sale Price  
\$840,000

**10415**  
Princess Elizabeth Avenue

Building Size  
14,790 sf

Site Size  
0.384 Acres

Sale Price  
\$2,885,000



BUILDINGS AVAILABLE  
SEPARATELY OR TOGETHER



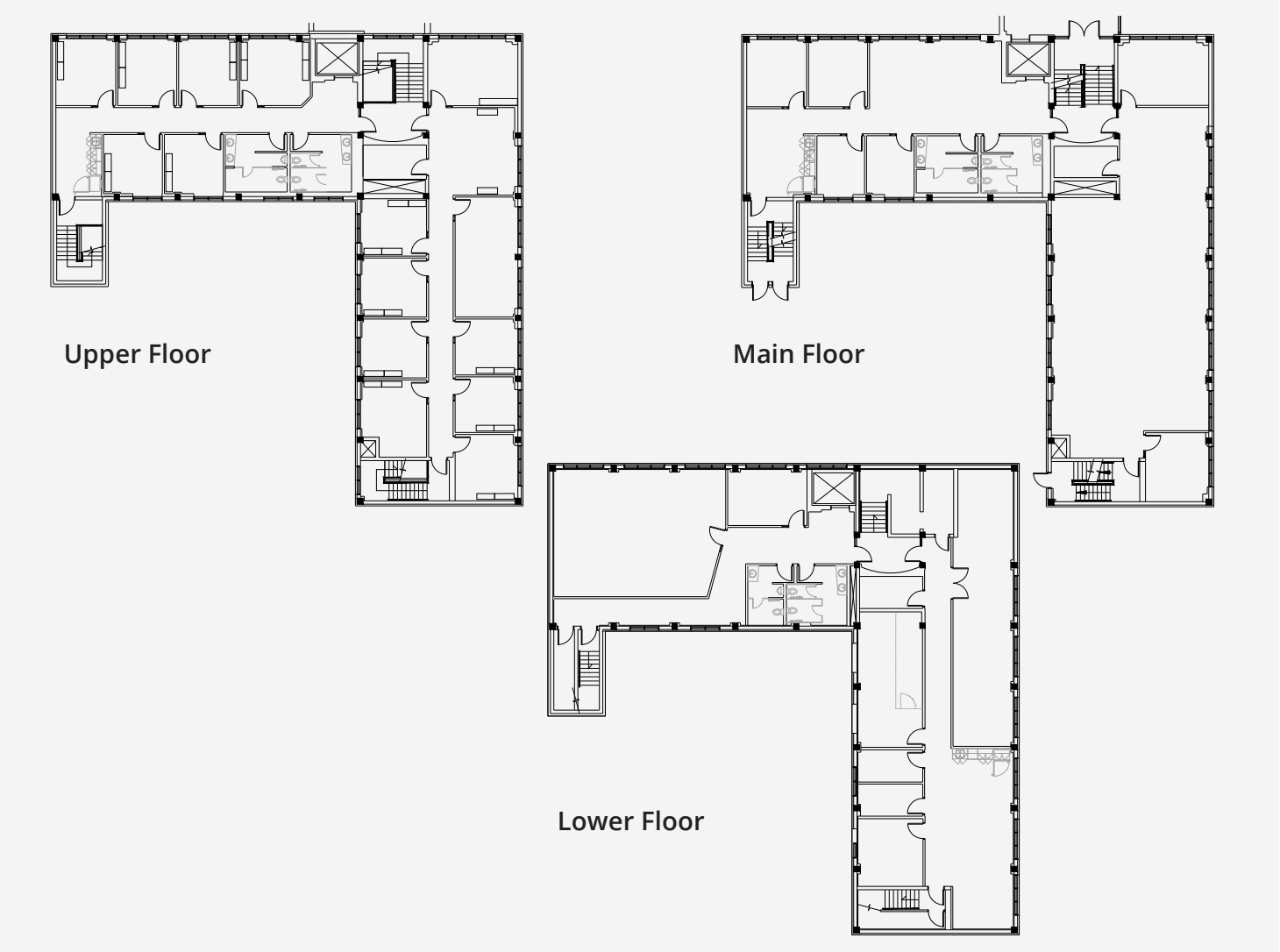
10305

PRINCESS ELIZABETH AVENUE

Legal description:	Lot 15B, Block 5C, Plan 8122142
Year built:	1960
Zoning:	UI - Urban Institution
Building size:	15,748 sf
Site area:	0.357 Acres
Current parking:	+/- 20 stalls
Property tax (2025):	\$70,377 (est.)

Sale Price: \$2,915,000

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.





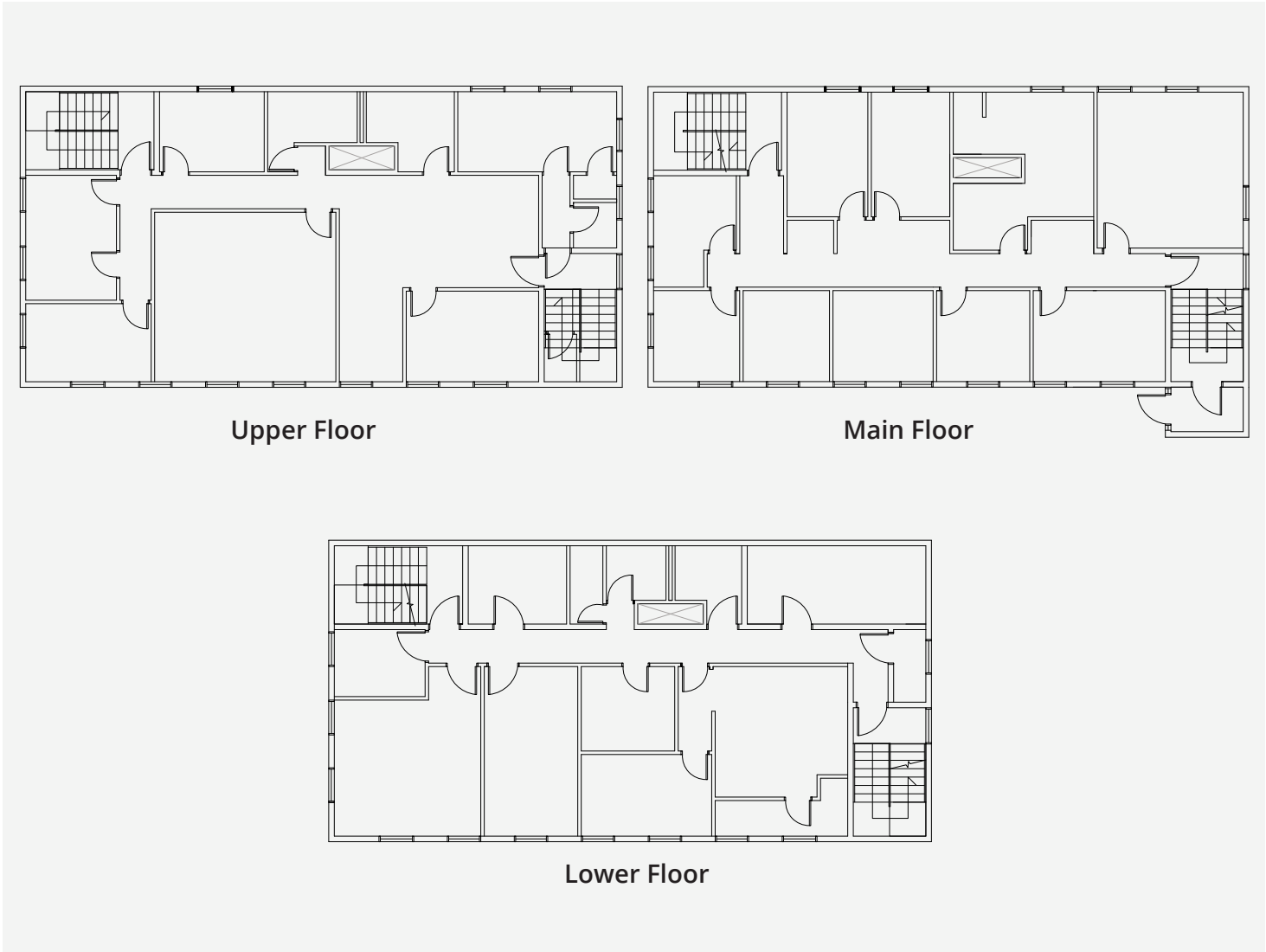
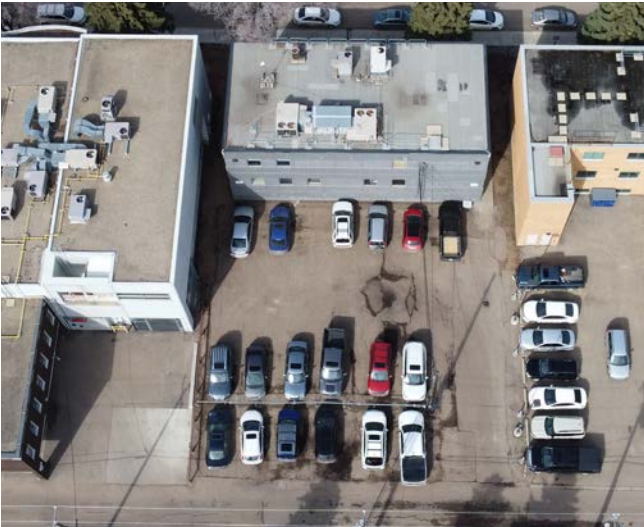
10319

PRINCESS ELIZABETH AVENUE

Legal description:	Lot 15A, Block 5C, Plan 8122142
Year built:	1975
Zoning:	UI - Urban Institution
Building size:	8,399 sf
Site area:	0.254 Acres
Current parking:	+/- 18 stalls
Property tax (2025):	\$23,988 (est.)

Sale Price: \$840,000

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.





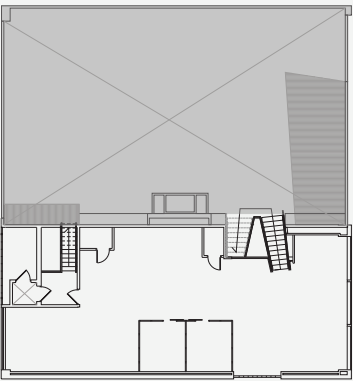
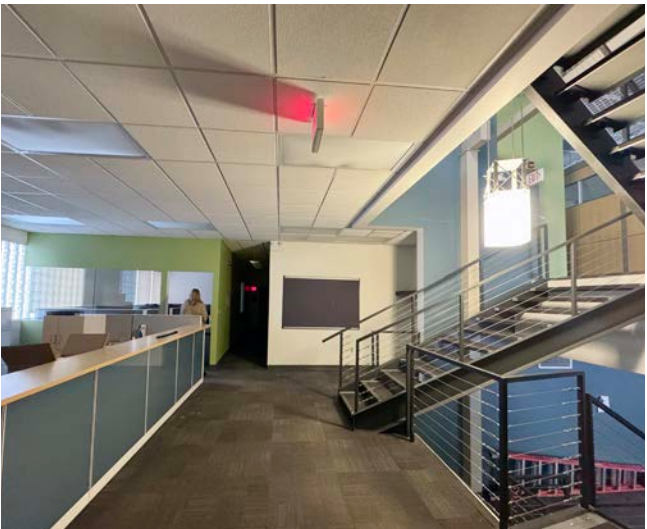
10415

PRINCESS ELIZABETH AVENUE

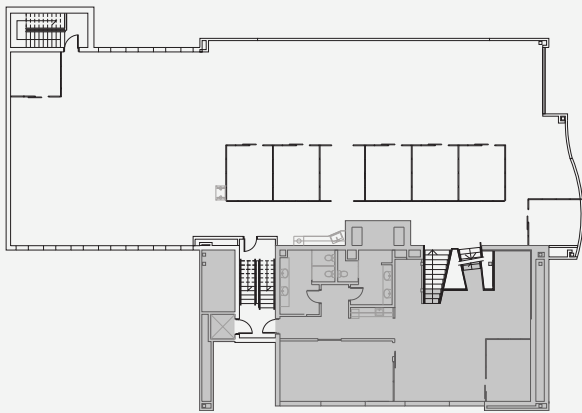
Legal description:	Lot 14, Block 5C, Plan 5426KS
Year built:	1965
Zoning:	UI - Urban Institution
Building size:	14,790 sf
Site area:	0.384 Acres
Current parking:	+/- 16 stalls +/- 6 covered stalls
Property tax (2025):	\$44,472 (est.)

Sale Price: \$2,885,000

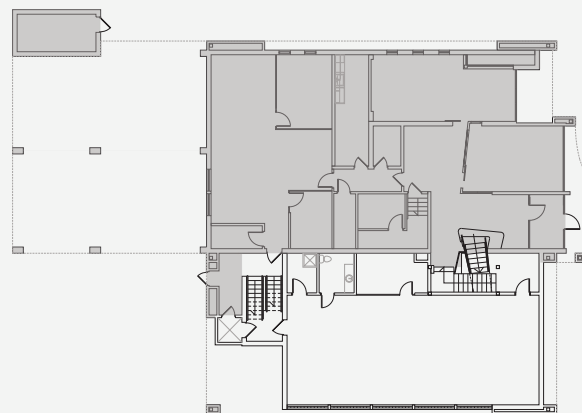
The optimized layout of this property is designed to maximize owner-user efficiency. It is well-maintained and features an aesthetically appealing exterior. There is potential for full accessibility with lift modernization. The adequate parking ratio meets most operational requirements, while abundant natural light enhances the interior environment.



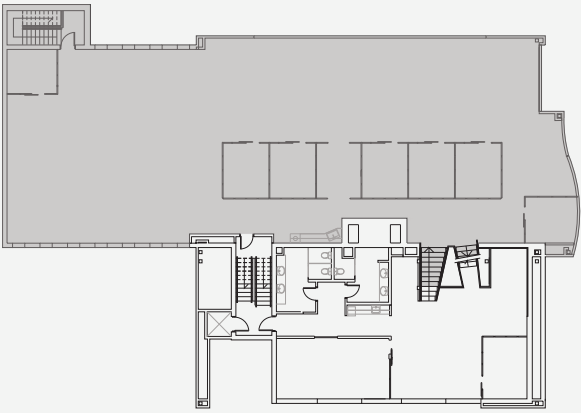
Fourth Floor



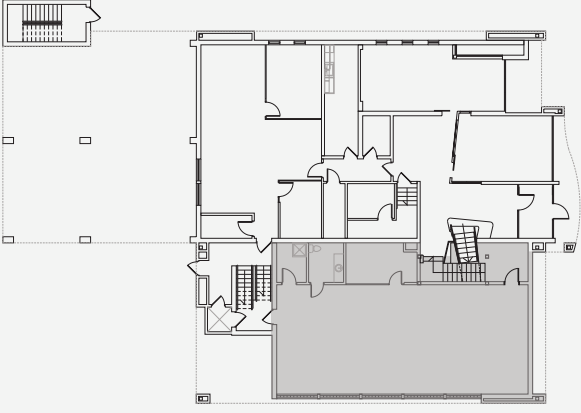
Third Floor



Lower Floor



Second Floor



Main Floor





## For more information

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