

2-Storey Freestanding Office Building with Warehouse

Prime location just North of MacEwan University

10550 110 Street NW
Edmonton, AB

Flexible 8,848 SF Building — Can Be Used as Two Separate Units or a Single Combined Space



2-Storey Office Building with Warehouse

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2ND FLOOR BOARDROOM



WAREHOUSE



2ND FLOOR HALLWAY/OFFICES



OFFICE



MEETING ROOM

The Opportunity

Prime Central Edmonton Owner-User Opportunity

This move-in-ready office space with a rare small warehouse component offers exceptional value in central Edmonton. Thoughtfully renovated by an owner-user, the building showcases modern finishes, a recently replaced roof, and an upgraded HVAC unit—delivering both quality and long-term cost efficiency.

A secure fenced yard and additional rear parking further elevate functionality, enhancing everyday operations in a highly sought-after location. Whether occupying the entire premises or demising the building into two distinct units, users gain flexibility to tailor the space to their operational needs.

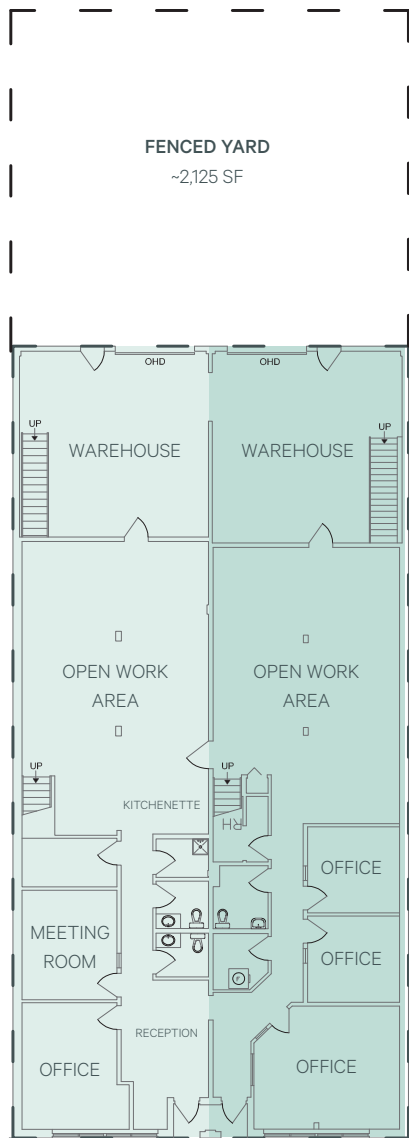
Property Highlights

- + Recent upgraded office renovations
- + Roof recently replaced
- + Upgraded newer HVAC units
- + Clean and well-maintained office + warehouse
- + Owner-occupied upgraded finishings

Legal Description	Plan: B4 Block: 10 Lot: 213
Available Area	Up to 8,848 SF <i>Ability separate into two units</i>
Lot Size	7,499 SF
Property Tax	\$24,328.39 (2025)
Sale Price	\$2,400,000

Year Built	1969
Parking	6-8 reserved stalls behind building
Zoning	DC – Direct Control
Loading	2 overhead grade level doors
Ceiling Height	TBC (warehouse)

Floor Plan



MAIN FLOOR

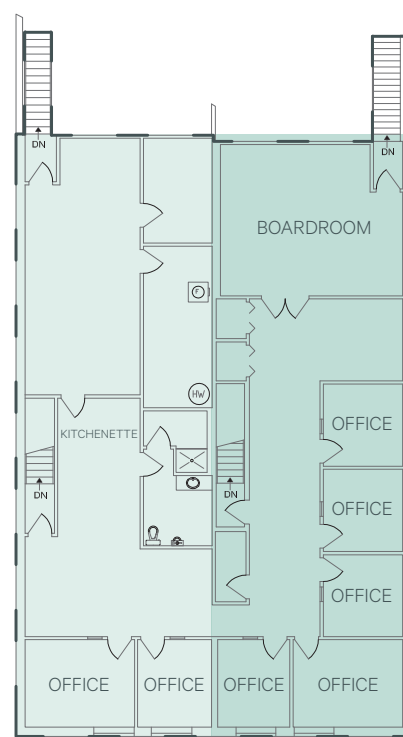
TOTAL COMBINED BUILDING AREA	
Main Floor	4,984 SF
2nd Floor	3,864 SF
Total	8,848 SF



SOUTH SIDE UNIT	
Main Floor	2,490 SF
2nd Floor	1,938 SF
Total	4,428 SF



NORTH SIDE UNIT	
Main Floor	2,494 SF
2nd Floor	1,925 SF
Total	4,419 SF



2ND FLOOR

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For Sale

Completed & Upcoming Projects in the Area

- 1**
105th Avenue Streetscape Project
 Completed in 2023
- 2**
MacEwan School of Business Building
 Anticipated 2027
- 3**
North Yards Residential
 Anticipated 2028-2029
- 4**
Proposed Clancy Residential Tower
 Anticipated Date TBD



- SITE**
- LRT LINE**
FUTURE LRT LINE UNDER CONSTRUCTION
- LRT STATION**
FUTURE LRT STATION UNDER CONSTRUCTION
- CHURCHILL HUB LRT STATION**

Contact Us

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