

# FOR SALE

Prime Commercial Investment

**BONUS ASSET INCLUDED: 2 BEDROOM LUXURY CONDO IN ICE DISTRICT**

**\$4,980,000**

6.5% Cap Rate



## MEZZO BUILDING

**10580 115 Street NW,  
Edmonton, AB**

100% Leased Retail Investment in Central Edmonton. With a strong tenant mix, modern construction, and proximity to major institutions, this is an ideal hands-off retail investment.

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**RE/MAX COMMERCIAL**

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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 (2025):** \$37,733.32

**Net Operating Income:** \$324,052.00

Effective September 01 2027, the net Rent will increase by \$7/ SF for Tenant:2

## 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



# Property Overview

10580 115 Street NW,  
Edmonton, AB



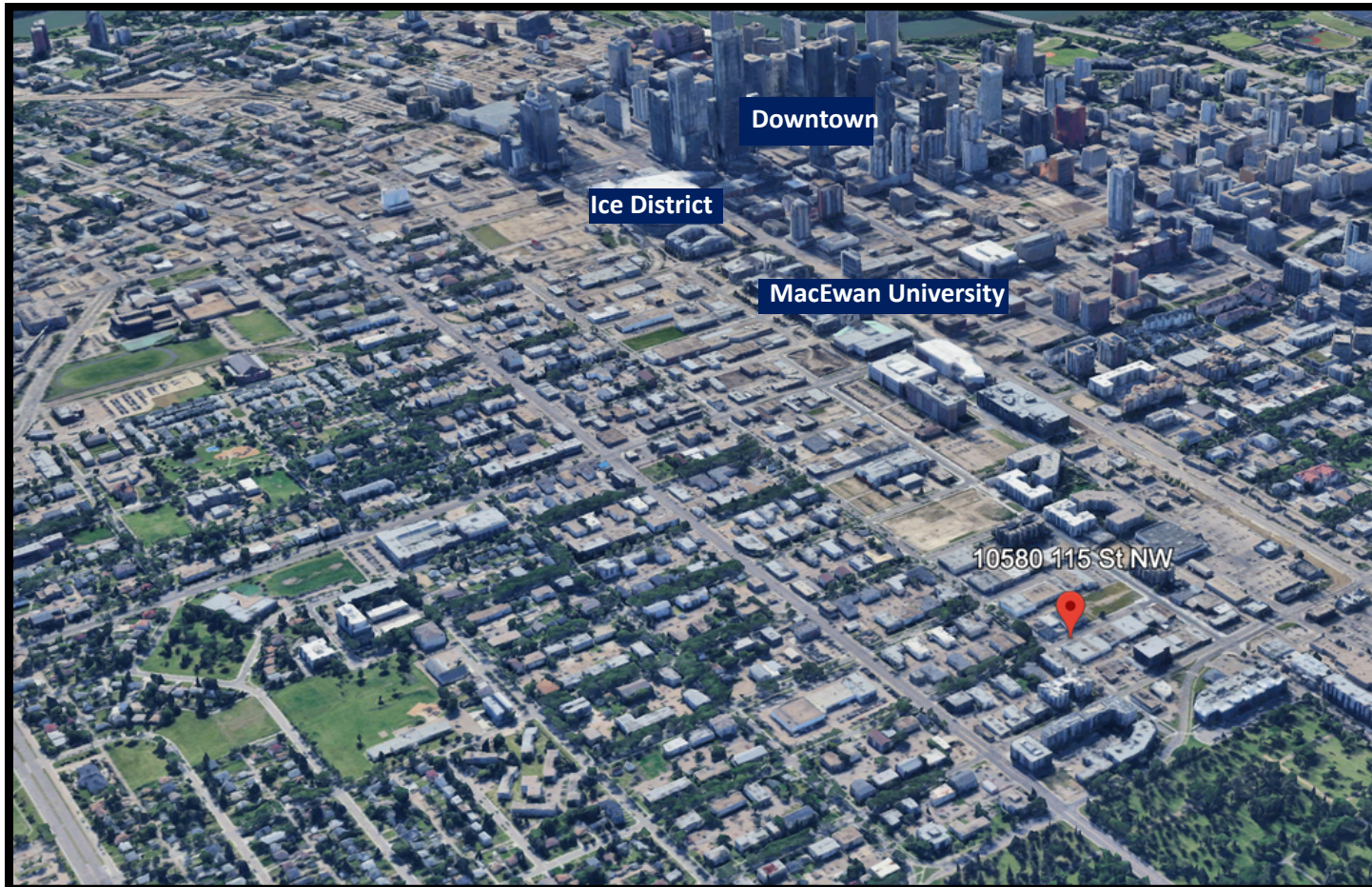
This low-maintenance asset offers excellent street frontage, surface parking, and long-term rental stability in an area experiencing continuous infill and redevelopment. The Mezzo combines architectural appeal with income reliability—an ideal opportunity for investors seeking urban exposure without the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

10580 115 Street NW,  
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**Legends Private Residences:** part of the JW Marriott Tower and directly connected to Rogers Place in the Edmonton's world-class Ice District

**Residence Type :** 2 Bedroom & 2 Bath

**Floor:** 33 Floor

**Parking:** Underground Parking

**Year Built:** 2019

**Amenities:** Full access to JW Marriott amenities: concierge, fitness centre, pool, lounge, and more

