

Beatty Lofts

One of a kind space // Unique UW zoning allows for commercial & residential/home based business use

10265 - 107 Street NW
Edmonton, AB

Flexible open concept design with 1,147 SF across main floor & mezzanine





Salient Details

Size	Main Floor: 926 SF Mezzanine: 221 SF Total Size: 1,147 SF
Sale Price	\$625,000.00
Property Tax	\$8,851.88 (2024)
Condo Fees	TBC
Parking	Close proximity street & surface
Zoning	Urban Warehouse permits commercial as well as residential/home based business use
Legal Description	Condominium Plan 0322472 Unit 11
Year Built / Renov	1949 / 2024
Ceiling Heights	14'

The Opportunity

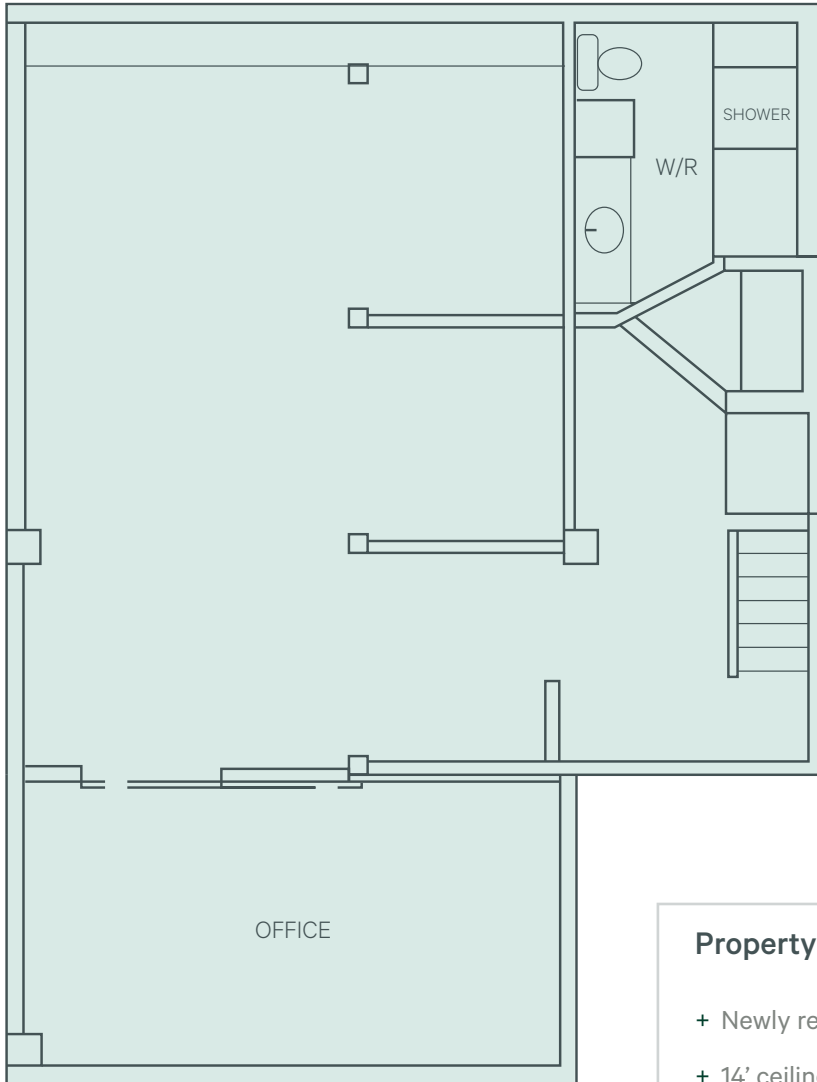
Beautifully designed and ideally located

Discover the perfect blend of historic charm and modern convenience at Beatty Lofts, ideally situated just minutes from Jasper Avenue, downtown, and the vibrant Ice District. This stunning and rare commercial space offers unparalleled visibility for your business.

Step into an authentic warehouse conversion featuring an open concept layout with a loft and expansive 14-foot ceilings. Enjoy ample natural light streaming through wall-to-wall, full-length windows, highlighting the original exposed brick, steel beams, and timber that define this unique space.

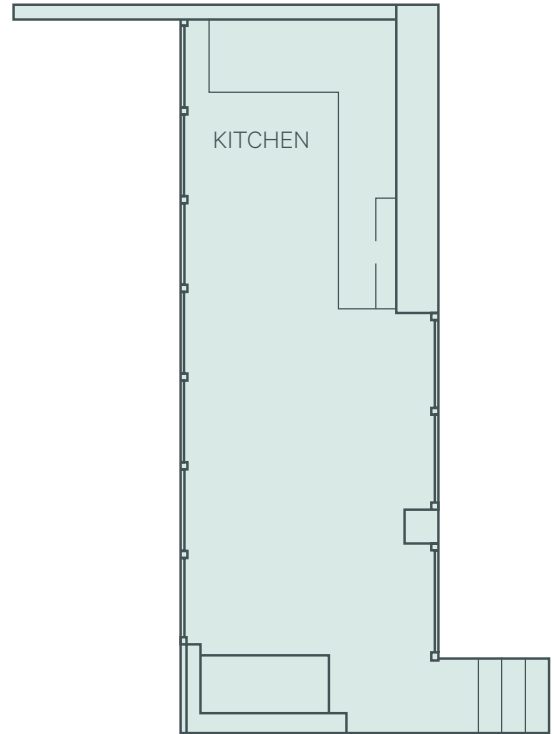
Beatty Lofts is a prime downtown owner-user opportunity, boasting close proximity to LRT, transit, bike lanes, numerous parking options, and all the amenities that downtown Edmonton has to offer. Elevate your business in this exceptional location.

For Sale



MAIN FLOOR

926 SF

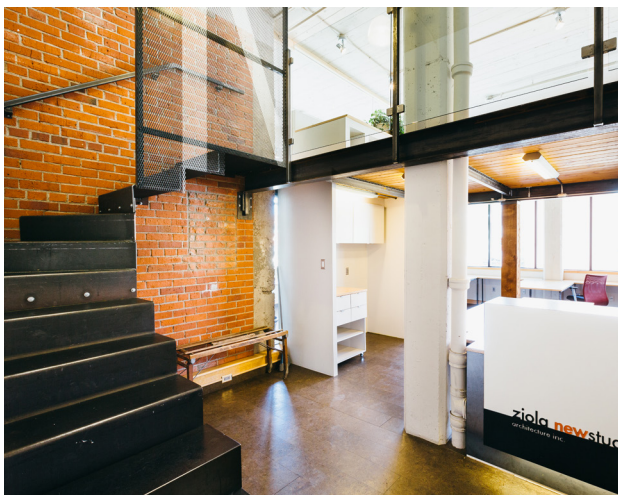


MEZZANINE

221 SF

Property Highlights

- + Newly renovated
- + 14' ceilings
- + Wall to wall, full length windows
- + Flexible open concept design
- + Exposed original brick
- + Steel beams & timber
- + Move in ready



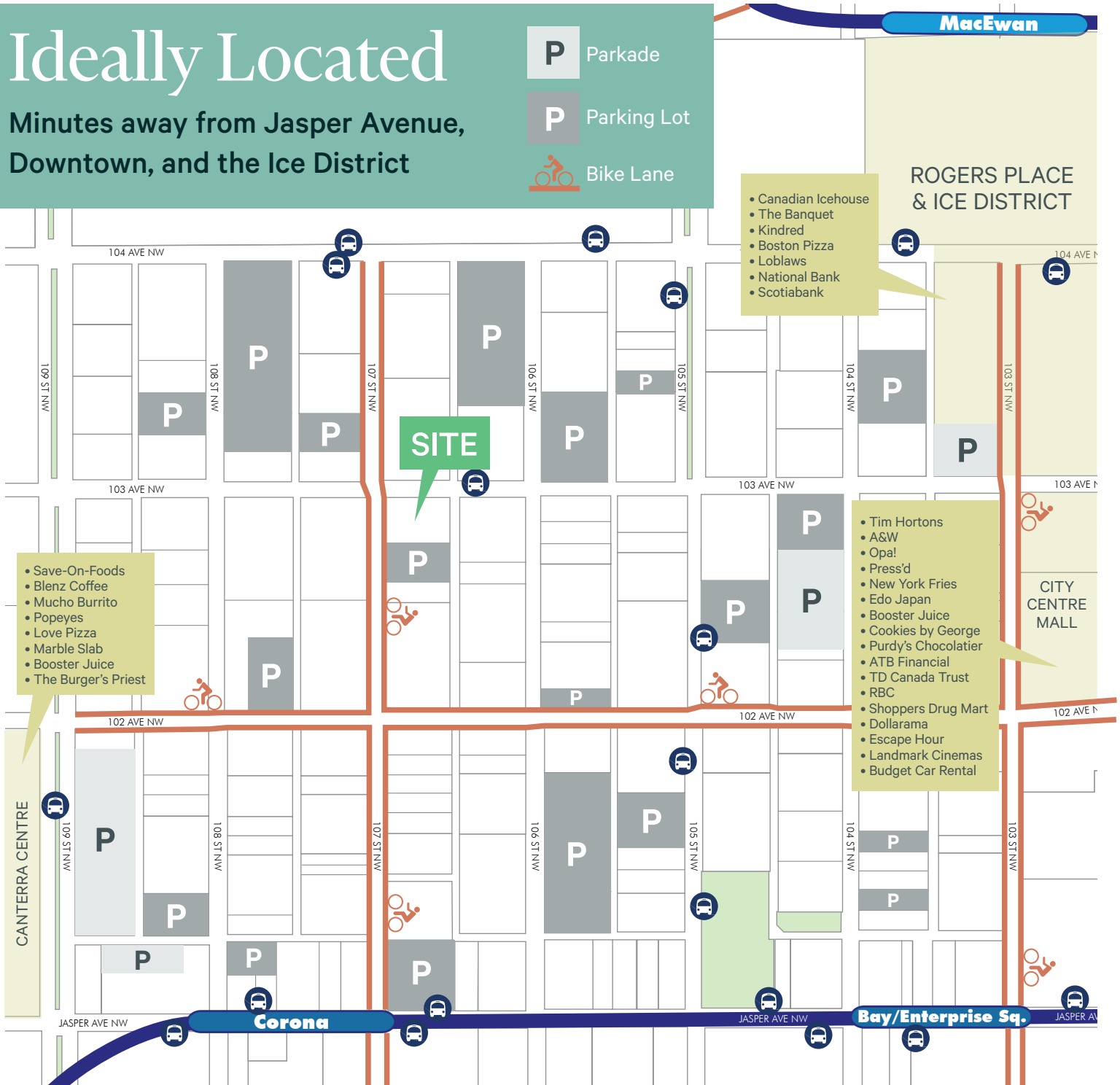
Ideally Located

Minutes away from Jasper Avenue,
Downtown, and the Ice District

P Parkade

P Parking Lot

 Bike Lane



Contact Us

Al Menon

Senior Vice President

+1 780 917 4638

al.menon@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.