

# 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



## Beatty Lofts

10265 - 107 Street NW | Edmonton, AB



## Salient Details

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

# The Opportunity

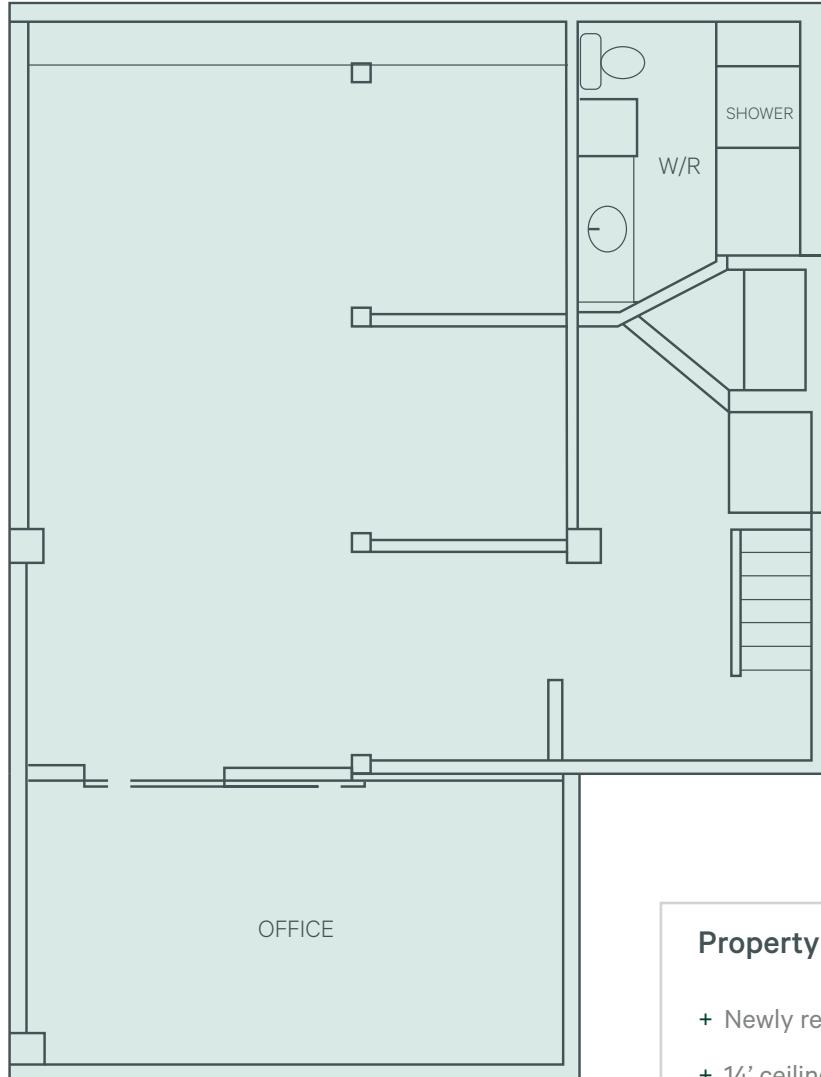
## Beautifully designed and ideally located

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.

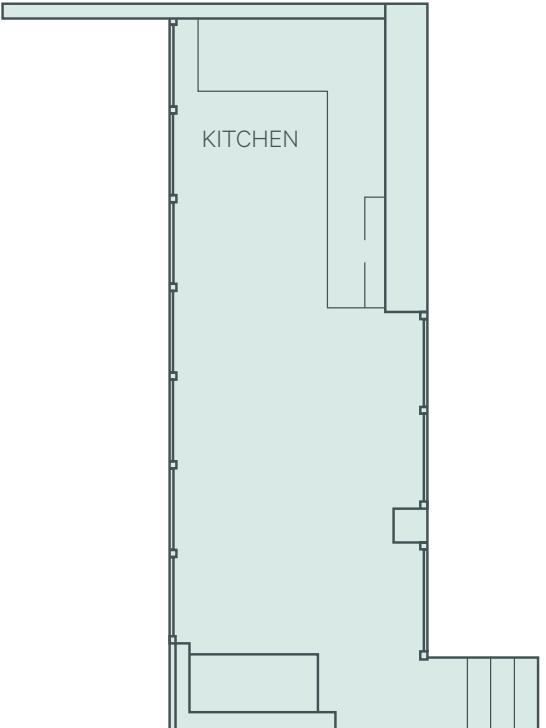
Beatty Lofts is a prime downtown owner-user opportunity, boasting close proximity to LRT, transit, bike lanes, numerous parking options, and all the amenities that downtown Edmonton has to offer. Elevate your business in this exceptional location.

For Sale



## MAIN FLOOR

926 SF

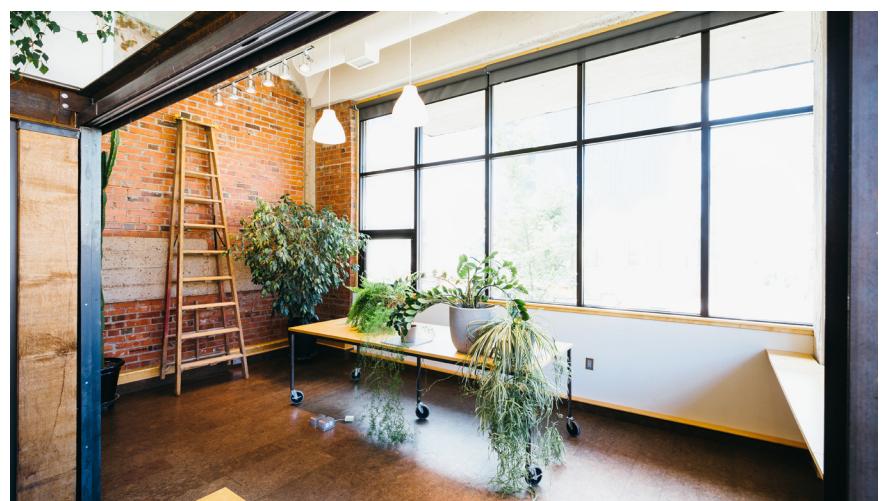
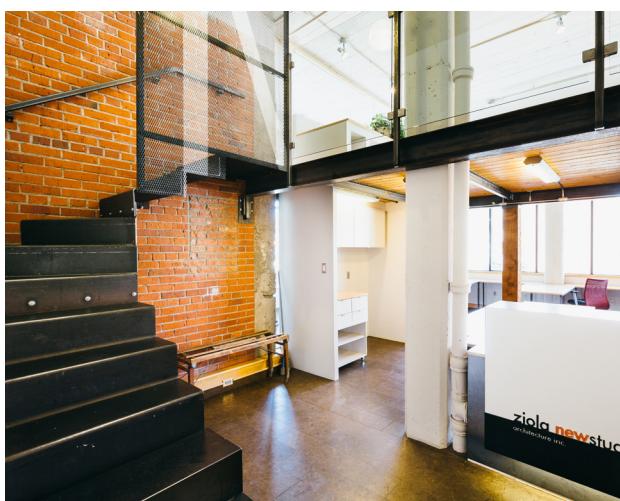


## MEZZANINE

221 SF

### Property Highlights

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



# Ideally Located

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



## Contact Us

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