

SALE/LEASE

7,516 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10551 - 114 Street, Edmonton, AB

QUEEN MARY PARK OFFICE BUILDING

Property Highlights

- Building was fully renovated in 2015 with \$1,600,000 in building upgrades and high-end finishes
- High-speed internet to the building
- Climate control with 10 separate zones
- Fully programmable “smart” building systems
- Excellent parking close to downtown
- Building designed to accommodate additional floors



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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SALE/LEASE

Queen Mary Park Office Building

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- High end common areas
- Gym and showers located in basement



- High end finishes and efficiently designed ground floor office
- Building has 10 climate controlled zones for workers



- Split level basement with ample natural light
- Additional boardroom or flex working space located in basement

Proposed Exterior Renovation

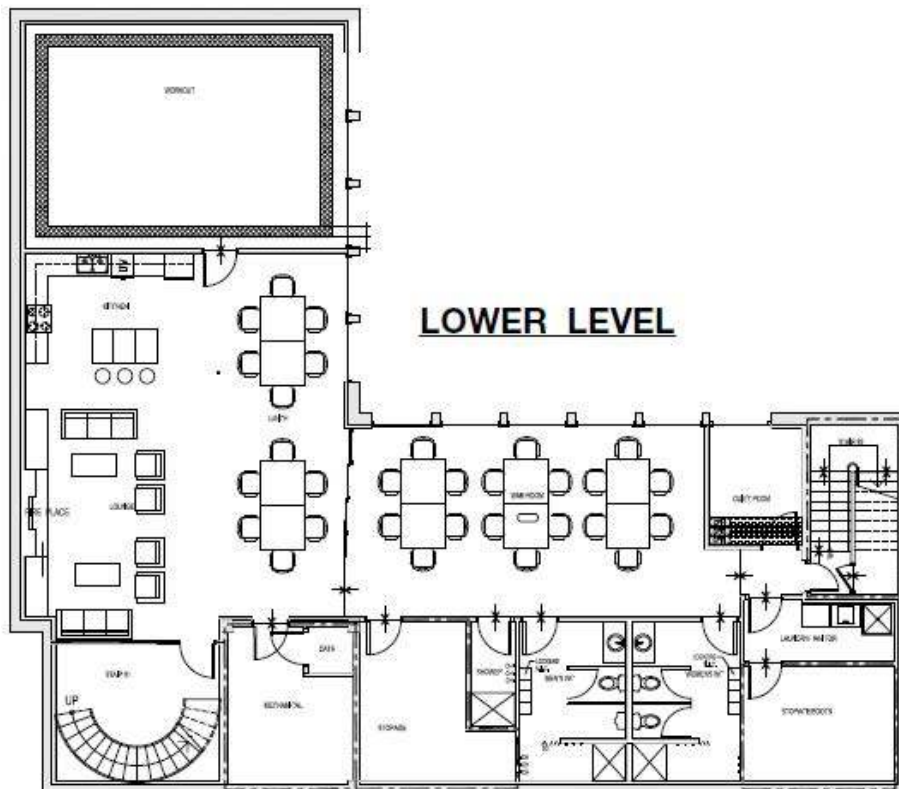
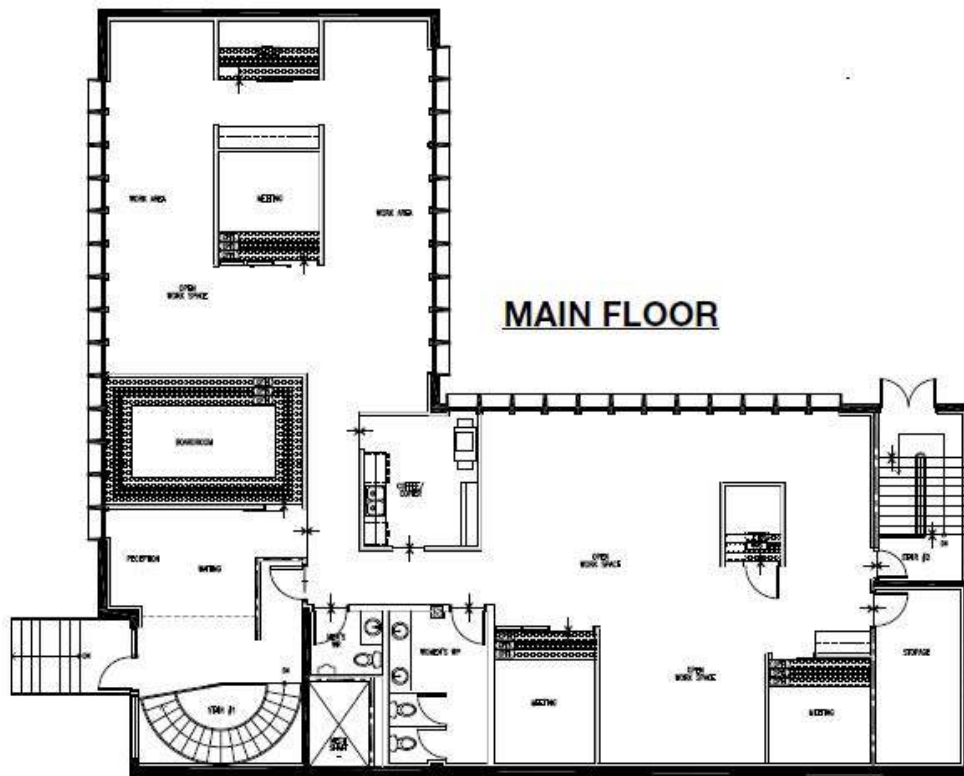


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Floor Plan



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Property Information

Municipal Address: 10551 - 114 Street, Edmonton, AB

Legal Address: Plan B4 Block 13 Lots 188-190

Site Size: 10,505 Sq. Ft. (+/-)

Size: Total 7,516 Sq. Ft. (+/-)

Main 3,758 Sq. Ft. (+/-)

Lower Level 3,758 Sq. Ft. (+/-)

Lighting: Fully programmable LED system

Year Built: 1958 | Fully renovated in 2015

Parking: 15 stalls on site with street parking in front, potential to convert yard storage into additional stalls

Possession: 60 days

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Sale Price: ~~\$2,485,000.00~~ \$2,250,000.00

Lease Rate: Negotiable

Op Costs: \$6.51/Sq. Ft. (est.)

Property Taxes: \$21,110 (2019)

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com



Virtual Tour

