

# \$3,125,000 - 10630 114 Street Nw, Edmonton

MLS® #E4419697

**\$3,125,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Queen Mary Park, Edmonton, AB

This 23 suite apartment is located in the neighborhood of Queen Mary Park. Full tenancy. Five (5)- bachelor, Twelve (12) -1 Bedroom & six (6) -2 bedrooms suites. Three (3) story building, level 2 & 3 have Juliet balconies. 23 energized parking stalls. The building is well maintained and has the following IMPROVEMENTS completed; installation of Juliet balconies in 2022, new roof 2023, 10 of 23 suites completely renovated, common areas renovations in 2024, new intercom & security system, entry door, 8 windows replaced. Common area renovations in 2024 including painting of hallways, light fixture replacement and hardware. Main floor Laundry, two washers & dryers, Boiler hot water heating. All suites with 3 appliances. Rental increases scheduled for 2025. The building is close to transit on 107 ave, shopping, grocery, walking distance to the Brewery District, Grant MacEwan and the downtown Ice District. An Excellent Investment opportunity.

Built in 1973

## Essential Information

MLS® #	E4419697
Price	\$3,125,000
Bathrooms	0.00



Acres	0.00
Year Built	1973
Type	Multi-Family Commercial
Status	Active

### **Community Information**

Address	10630 114 Street Nw
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3J9

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	42
Zoning	Zone 08

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Listing information last updated on March 13th, 2025 at 2:47pm MDT