



10519 115 Street NW, Edmonton

**Downtown Development Site**



## PROPERTY DETAILS

Address:	10519 115 Street NW, Edmonton
Zoning:	DC (20989)
Site Size:	44,982 SF (+/-)
Price:	\$3,900,000.00
Property Tax:	\$29,902.80 (2024 estimate)



## PROPERTY HIGHLIGHTS

- Centrally located in Queen Mary Park
- Minutes to Downtown Edmonton, Brewery District & Unity Square
- Excellent development opportunity
- 8 minute walk to Macewan University
- Surrounded by a mix of residential and commercial developments
- Easy access to major thoroughfares, including 104 Avenue and Jasper Avenue, and well-served by public transit.
- Located in an area experiencing ongoing growth and revitalization, making it a smart investment for developers.

**AERIAL VIRTUAL TOUR**



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**PROPERTY  
PICTURES**

10519 115 ST NW, Edmonton

Neighbourhood features:



SHOPPING



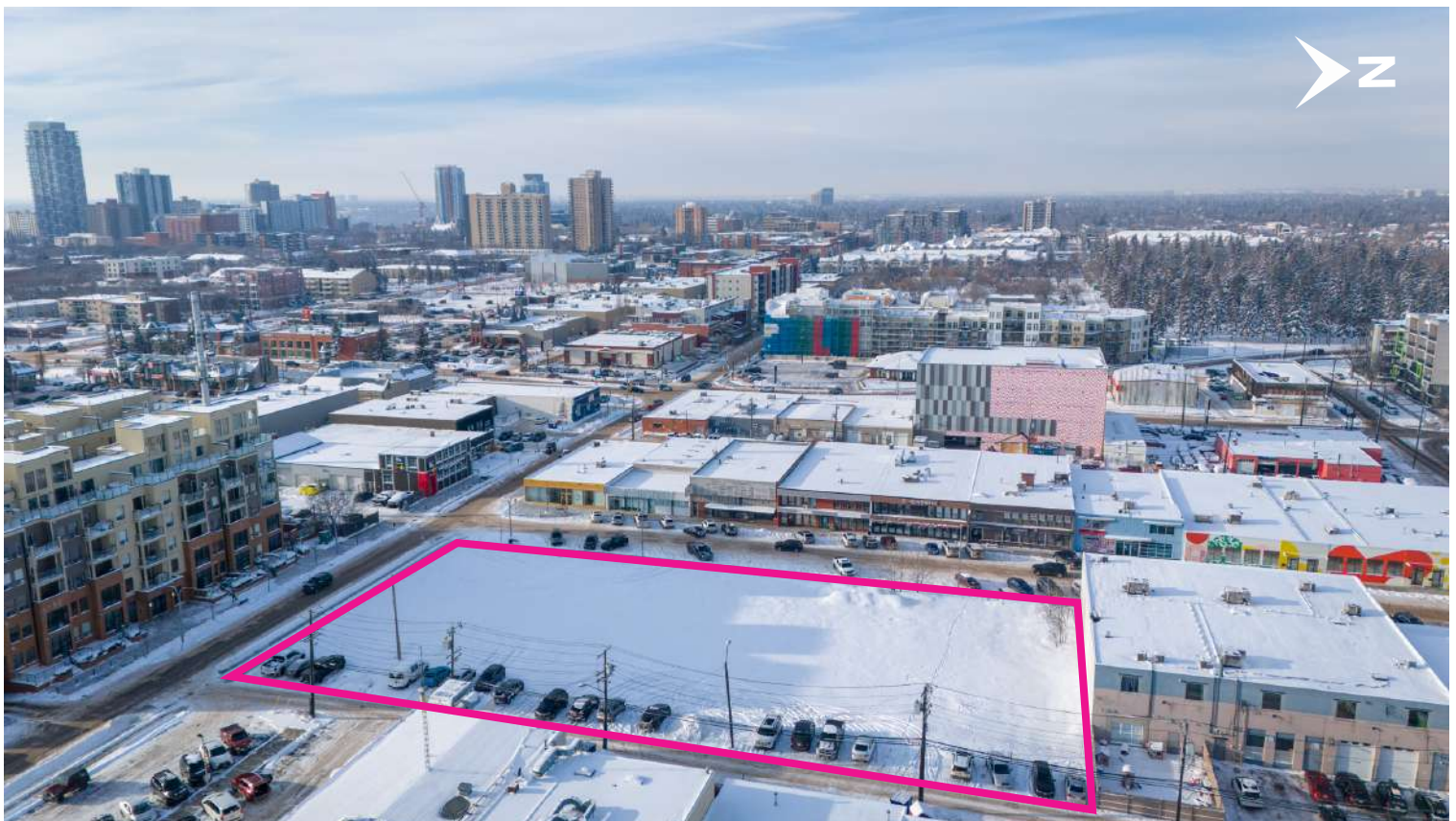
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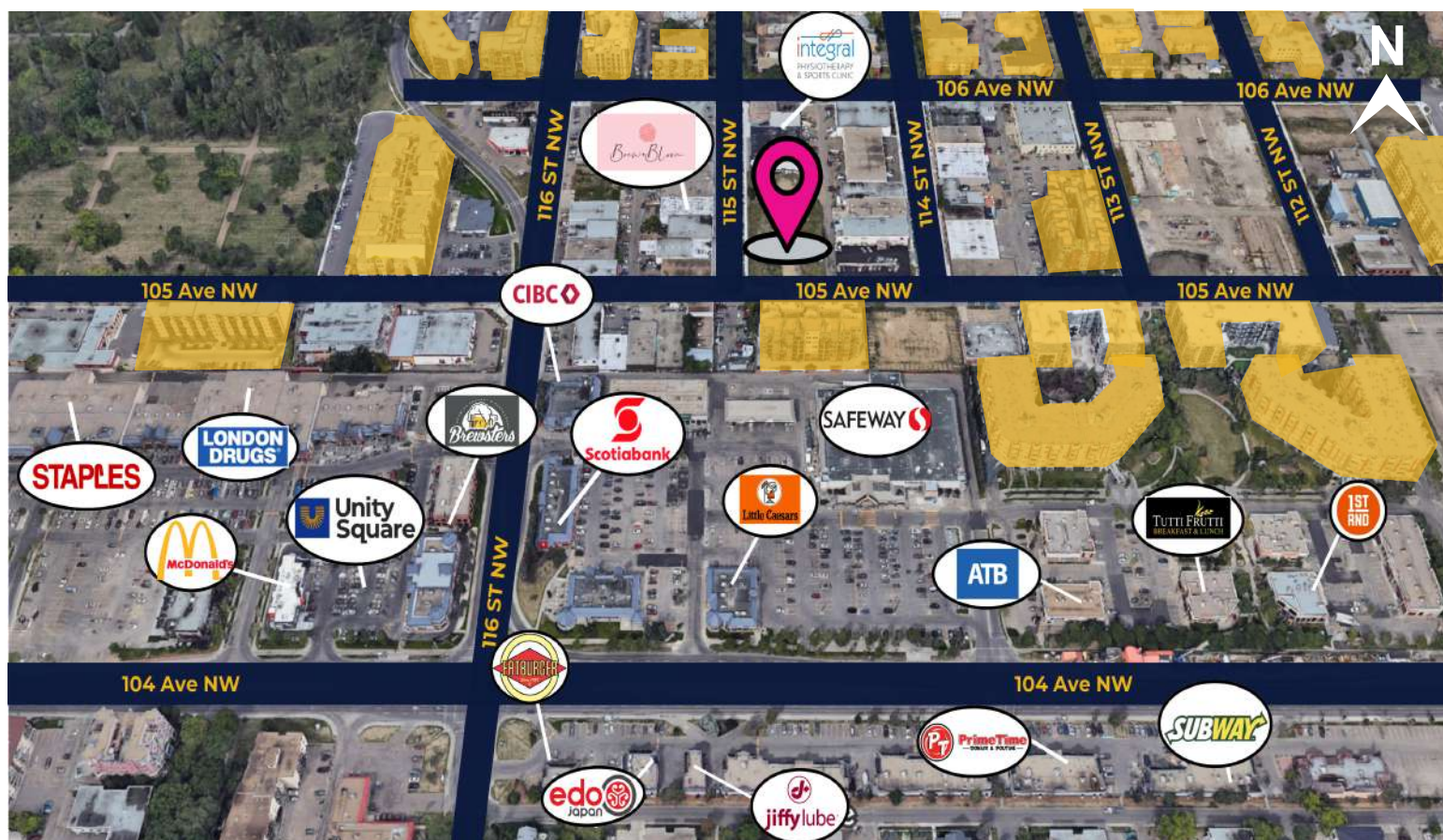
BIKE PATHS



DINING







 Residential Buildings

## QUEEN MARY PARK

- **Proximity to Amenities:** Queen Mary Park is close to the downtown core, providing easy access to numerous amenities, including retail shops, restaurants, and entertainment venues.
- **Residential Mix:** The area has a diverse demographic including a significant proportion of students and young professionals.
- **Transportation:** The neighborhood boasts excellent public transit links, with several bus routes and close proximity to major roads, making it easy to commute throughout the city.



POPULATION\*  
**8,311**



AVERAGE HOUSEHOLD INCOME  
**\$69,885**



DAYTIME POPULATION  
**Around 10,000**



Median Age  
**33.7**



MACEWAN UNIVERSITY  
STUDENT ENROLLMENTS  
**Around 15,000**



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