



Receivership Sale

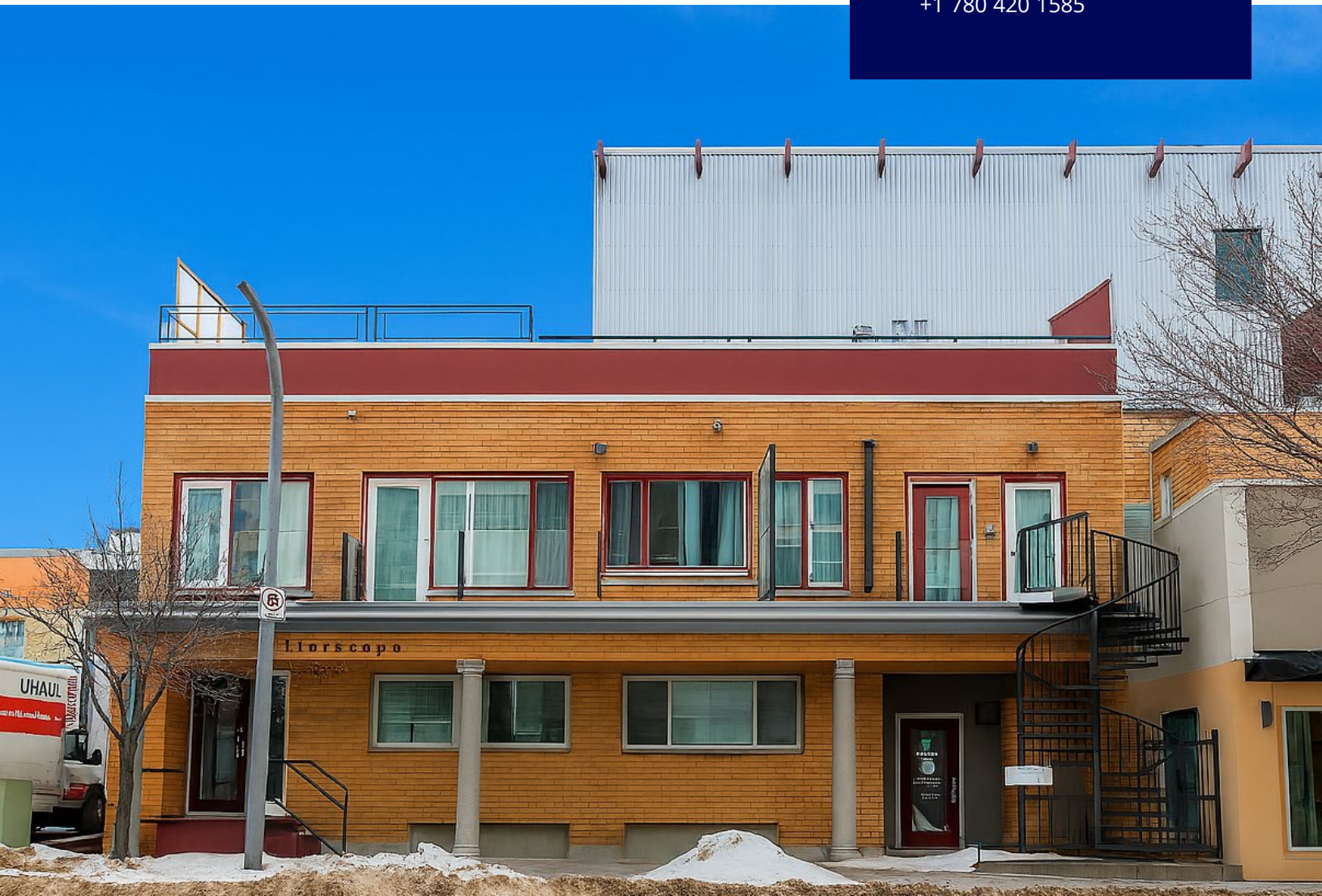
Exceptional office space **in Queen Mary Park**

11625 105 Avenue, Edmonton AB

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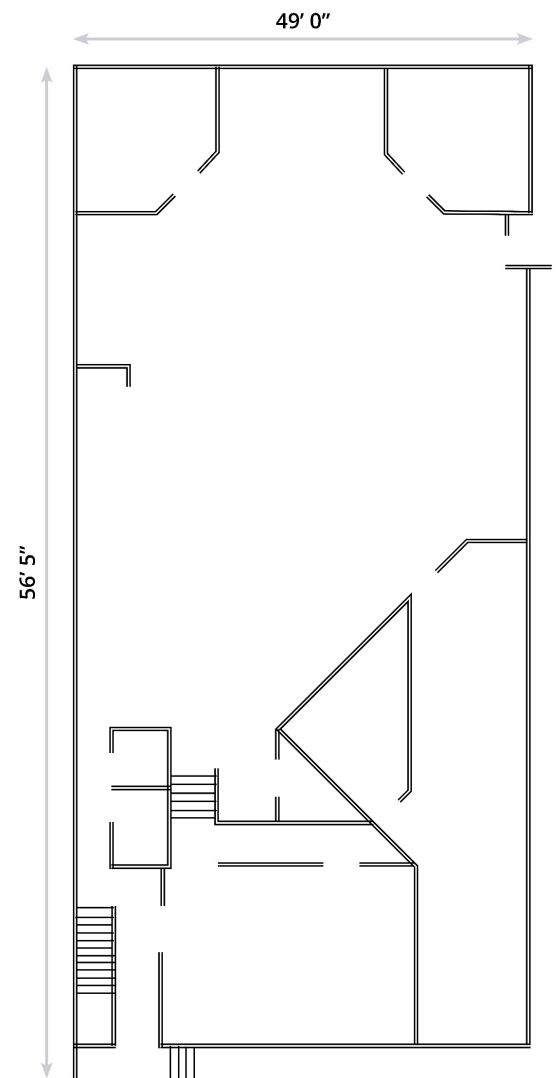
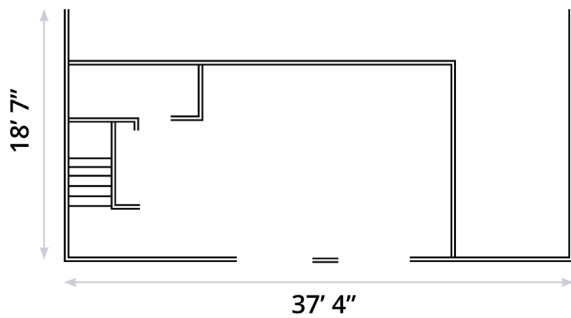
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Civic Address	11625 105 Avenue, Edmonton AB	
Neighborhood	Queen Mary Park	
Zoning	Site Specific Development Control Provision (DC2 (20989))	
Year Built	1981	
Total Area	Total	4,895 SF
	Office	4,198 SF
	Storage	697 SF
Parking	Underground heated parkade 4 titled parking stalls	
Property Taxes (2025)	\$34,633.93	
Loading	(1) 10'6" x 10'1" grade overhead door	
Asking Price	\$1,500,000	





Discover an exceptional opportunity in the heart of Queen Mary Park with this centrally located office condo at 11625 105 Avenue NW. Positioned in one of Edmonton’s most walkable communities, boasting an impressive Walk Score of 87, the property offers immediate access to an abundance of nearby amenities, including the Brewery District and Unity Square; both vibrant destinations featuring a mix of local vendors and national retailers that cater to diverse lifestyles. Strong existing transit connections and proximity to the upcoming Valley Line West LRT further enhance accessibility, ensuring seamless travel throughout the city. Inside, this meticulously upgraded 4,895 SF office condo delivers a bright, modern, and airy workspace complete with a heated underground parkade and a fully developed basement for additional operational flexibility. The functional layout includes a welcoming reception area, private glass-front offices, and open-concept collaborative spaces. A secure, gated rear yard with grade-level loading adds valuable utility, making this a well-appointed and highly functional space ideal for businesses seeking convenience, visibility, and long-term value in a dynamic urban district.



Heated Underground Parking



Highly Walkable Location



Transit Oriented Site



Amenity Rich Location

DEMOGRAPHICS

within a 3 km radius

Current population	99,337
Projected population	118,793
Daytime population	182,766
Average household income	\$87,252
Median Age	37.8

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Accelerating success.

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