# \$3,100,000 - 10507 Saskatchewan Dr Nw Nw, Edmonton

MLS® #E4328542

# \$3,100,000

Bedroom, Bathroom, 10,450 sqft Office on 0.00 Acres

Strathcona, Edmonton, AB

RECEIVERSHIP SALE Opportunity to purchase a marquee 1.5 story professional building located directly in Saskatchewan Drive/ Stunning views of both the River Valley and Downtown skyline. 10,450 SF building with developed sub-grade space; currently with two tenants in place (Muse Realty until Feb 2027 and Fawkes Coffee and Donuts month to month). Potential high density tower redevelopment site. 18 on site and paved surface parking stalls. Geothermal heating system.



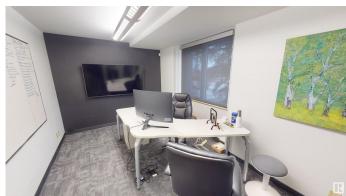
## **Essential Information**

MLS® # E4328542 Price \$3,100,000

Square Footage 10,450
Acres 0.00
Year Built 1980

Type Office





# **Community Information**

Address 10507 Saskatchewan Dr Nw Nw

Area Edmonton
Subdivision Strathcona
City Edmonton

Province AB

Postal Code T6E 4S1

## **Exterior**

Construction Other, See Remarks

# **Additional Information**

Date Listed February 22nd, 2023

Zoning DC2

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2024 at 3:16am MDT