

**FULLY BUILT OUT  
COMMERCIAL KITCHEN**

# FOR SALE

**6,889 SF  
FOOD PRODUCTION  
BUILDING**

**10552 - 114 STREET NW,  
EDMONTON, AB**

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**PRICE REDUCED**



TWO MINUTES TO THE DOWNTOWN

## PROPERTY HIGHLIGHTS

Discover an exceptional investment opportunity with this single-user commercial/light industrial property. The property features a fully built-out and certified commercial kitchen located in the vibrant Queen Mary Park area in Central Edmonton.

This well-maintained building is comprised of a 6,889 SF on a 0.17-acre lot, providing ample space for various commercial uses. The building has a sizable mezzanine with an open concept office, basement storage, as well as space for a retail storefront. The current interior buildout allows the new owner to take immediate advantage of significant prior investment, streamlining setup for food-related businesses. The building has been extensively retrofitted to include a production facility suitable for multiple commercial food products such as but without limitation: dumplings, baked goods and gelato.

The Commissary area is complete with multiple commercial grade walk in coolers and freezers, air makeup, loading and storage. Additional benefits include the central location, making it highly attractive from a distribution perspective to a wide range of potential users. The property remains in good condition and has been maintained to meet commercial production standards. This versatile property represents an investment with the potential for steady returns, or an owner user acquisition, in a sought-after commercial district.



# PROPERTY DETAILS



**PRICE REDUCED:**  
**\$1,375,000.00**



**PROPERTY TAXES:**  
**\$11,991.08 (2024)**



**MUNICIPAL ADDRESS:**  
10552-114 Street NW  
Edmonton, AB



**LEGAL DESCRIPTION:**  
Lot 205, Block 14, Plan B4



**BUILDING AREA:**  
6,889 SF



**YEAR BUILT:**  
1957 (EST)



**ZONING:**  
DC1 18547



**NEIGHBOURHOOD:**  
Queen Mary Park



**PARKING:**  
Paved rear loading/parking area  
and street front public parking

## KITCHEN PHOTOS



EXTERIOR



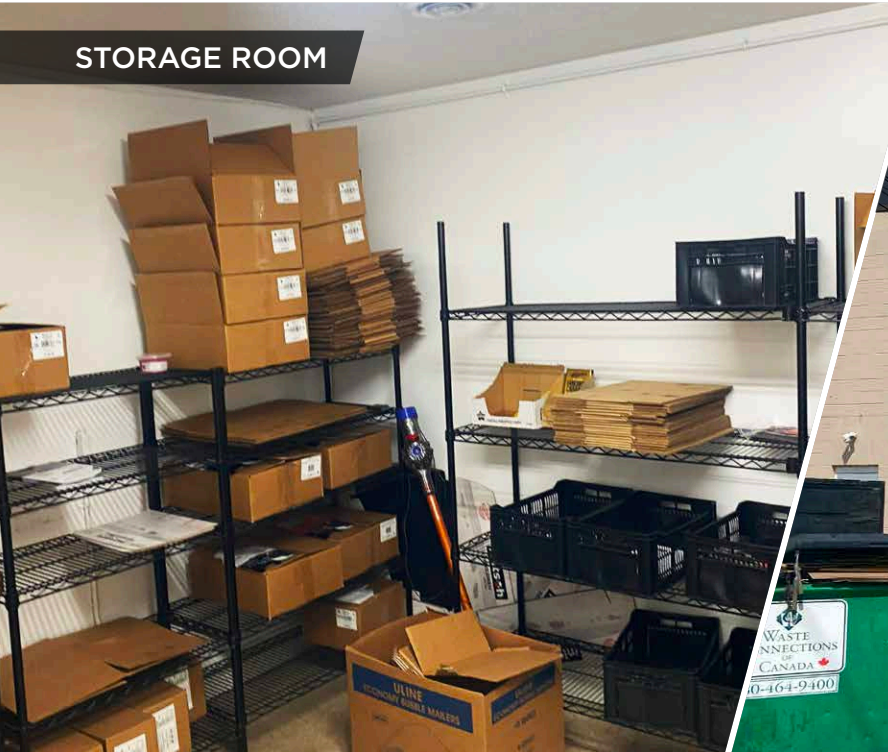
OFFICE MEZZANINE SPACE



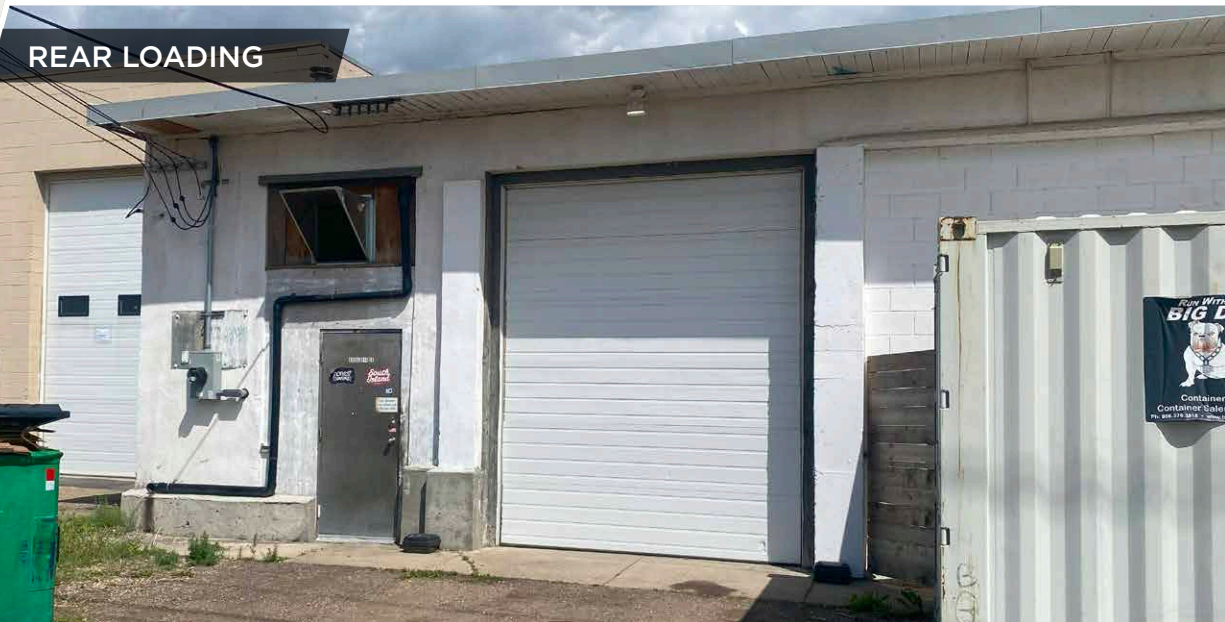
OFFICE MEZZANINE SPACE



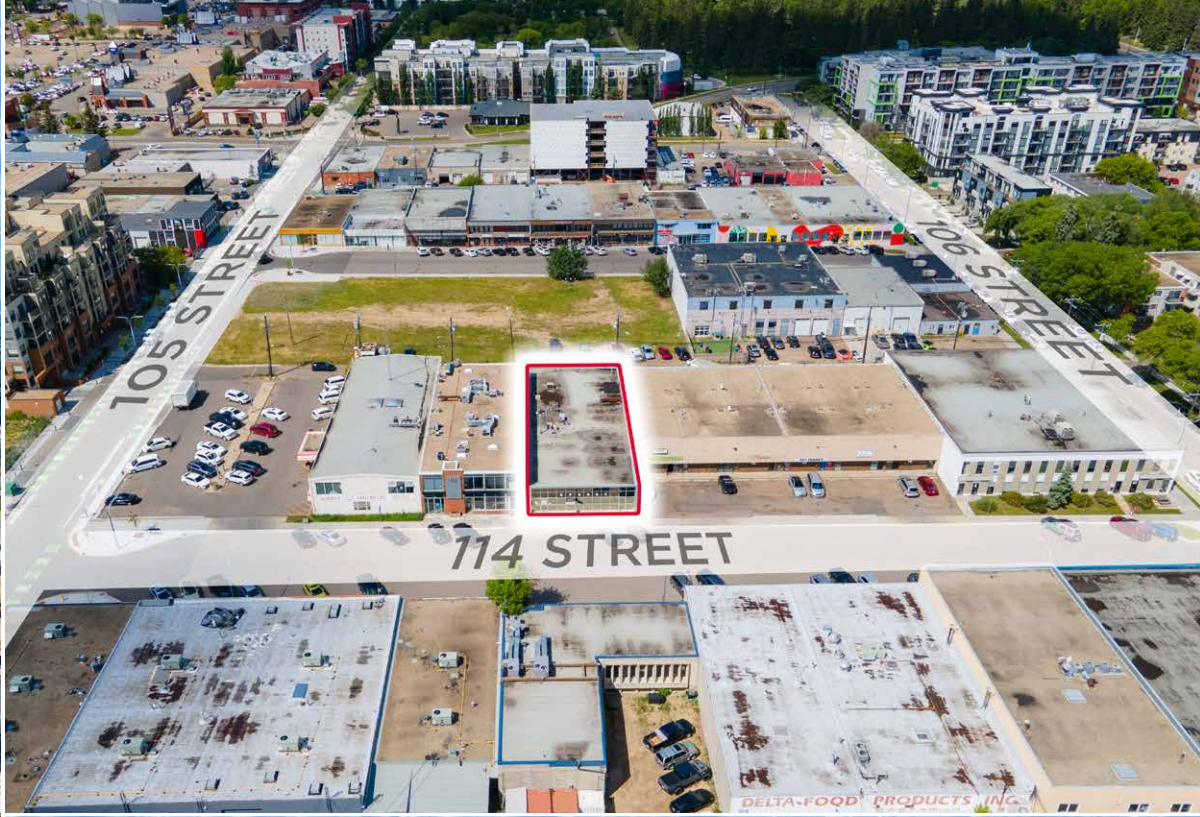
STORAGE ROOM



REAR LOADING



# PROPERTY PHOTOS



# AERIAL



107 AVENUE (VPD: 20,500)

106 AVENUE (VPD: 5,500)

105 AVENUE (VPD: 4,600)

104 AVENUE (VPD: 30,600)

109 AVENUE (VPD: 33,200)

CityMarket

LONDON DRUGS

UNITY SQUARE WEST

UNITY SQUARE EAST

SAFeway

DOLLARAMA

EDMONTON BREWERY DISTRICT

McDonald's

BEST BUY

MacEwan UNIVERSITY

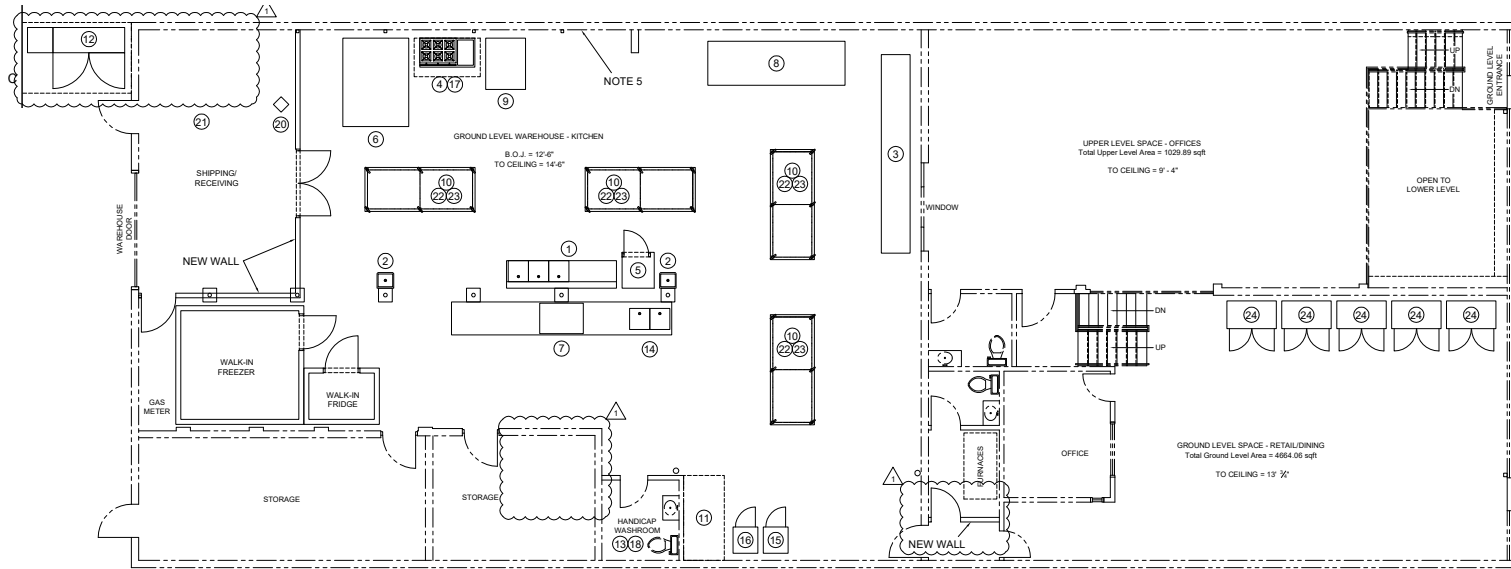
ROGERS PLACE

NORQUEST COLLEGE

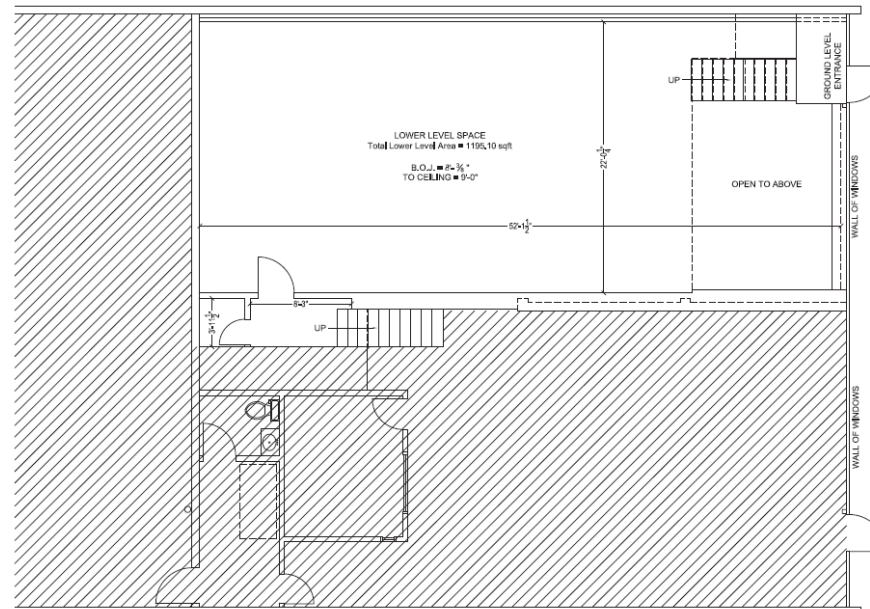


# SITE PLAN

## MAIN FLOOR



























## BASEMENT





# PERMITTED USES

-  APARTMENT HOUSING
-  BOARDING AND LODGING HOUSES, FOR SENIORS HOUSING ONLY
-  BREWERIES, WINERIES, AND DISTILLERIES
-  CANNABIS RETAIL SALES
-  CHILD CARE SERVICES
-  COMMERCIAL SCHOOLS
-  GENERAL RETAIL STORES
-  GOVERNMENT SERVICES
-  HEALTH SERVICES
-  MINOR HOME BASED BUSINESS
-  PERSONAL SERVICE SHOPS
-  PRIVATE CLUBS
-  PROFESSIONAL, FINANCIAL, AND OFFICE SUPPORT SERVICES
-  PUBLIC AND PRIVATE EDUCATION SERVICES
-  PUBLIC LIBRARIES AND CULTURAL EXHIBITS
-  RELIGIOUS ASSEMBLY, where lawfully existing on February 23, 2009
-  RESIDENTIAL SALES CENTRE
-  RESTAURANTS, for less than 100 occupants and 120 m2 of Public Space
-  SPECIALTY FOOD SERVICES, for less than 100 occupants and 120 m2 of Public Space
-  STACKED ROW HOUSING, including Row Housing
-  FASCIA ON-PREMISES SIGNS
-  FREESTANDING ON-PREMISES SIGNS
-  PROJECTING ON-PREMISES SIGNS
-  TEMPORARY ON-PREMISES SIGNS, not including portable Signs