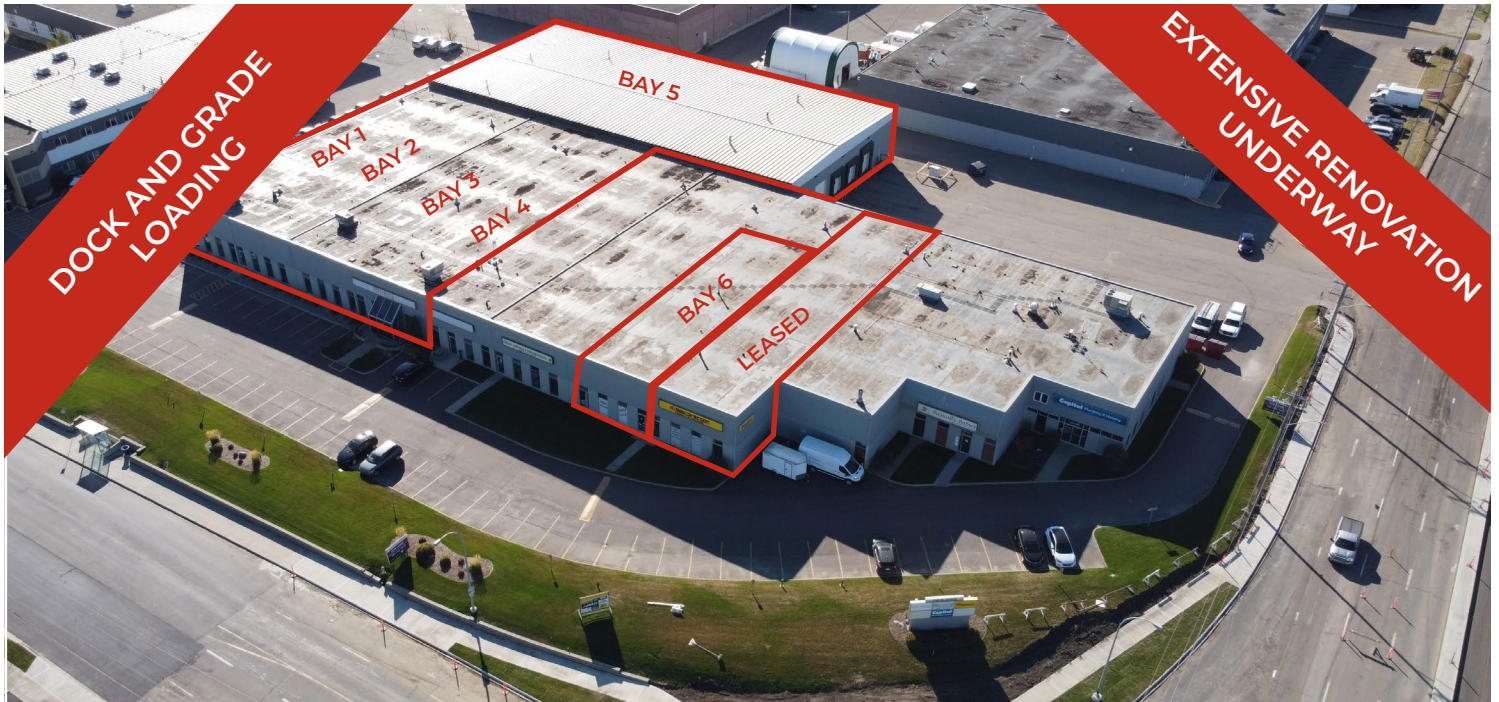


# FOR LEASE

## 149 ST. CENTRE WAREHOUSE AND RETAIL SPACE

14819 118 Avenue, Edmonton, AB



### HIGHLIGHTS

- 4,800 - 43,226 sq ft (+/-) of front-loading retail/warehouse space for lease well-situated in North-West Edmonton
- Exposure to 22,800 vehicles per average weekday on 149 Street and 15,500 vehicles per average weekday on 118 Avenue (City of Edmonton, 2019)
- Up to 6 dock level loading doors, bumpers and levelers with generous marshalling area
- Warehouse clear ceiling heights of 18' - 20' (+/-) with 32' x 24' and 40' - 60' x 19' column spacing
- Excellent parking and convenient transit access ready for distribution business, office supply and showroom, home furnishing, fixtures and appliances
- Contact associate for pricing and TI packages

### CONTACT

**THOMAS BRAUN** MBA

Partner, Associate

T 780.423.7575 C 780.690.8353

thomas@royalparkrealty.com

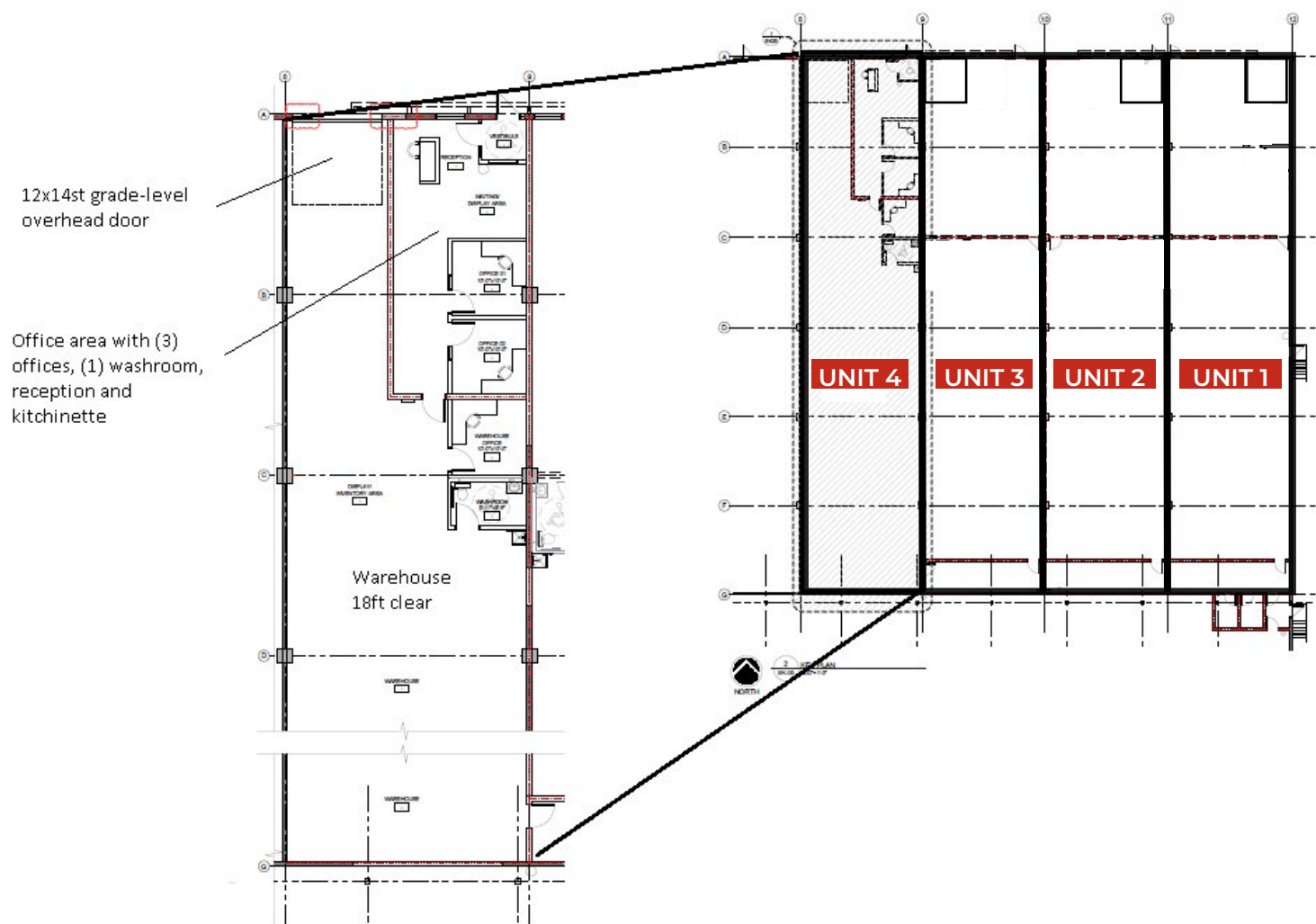


**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

CONCEPT LAYOUT (Draft site plan and subject to change without notice)

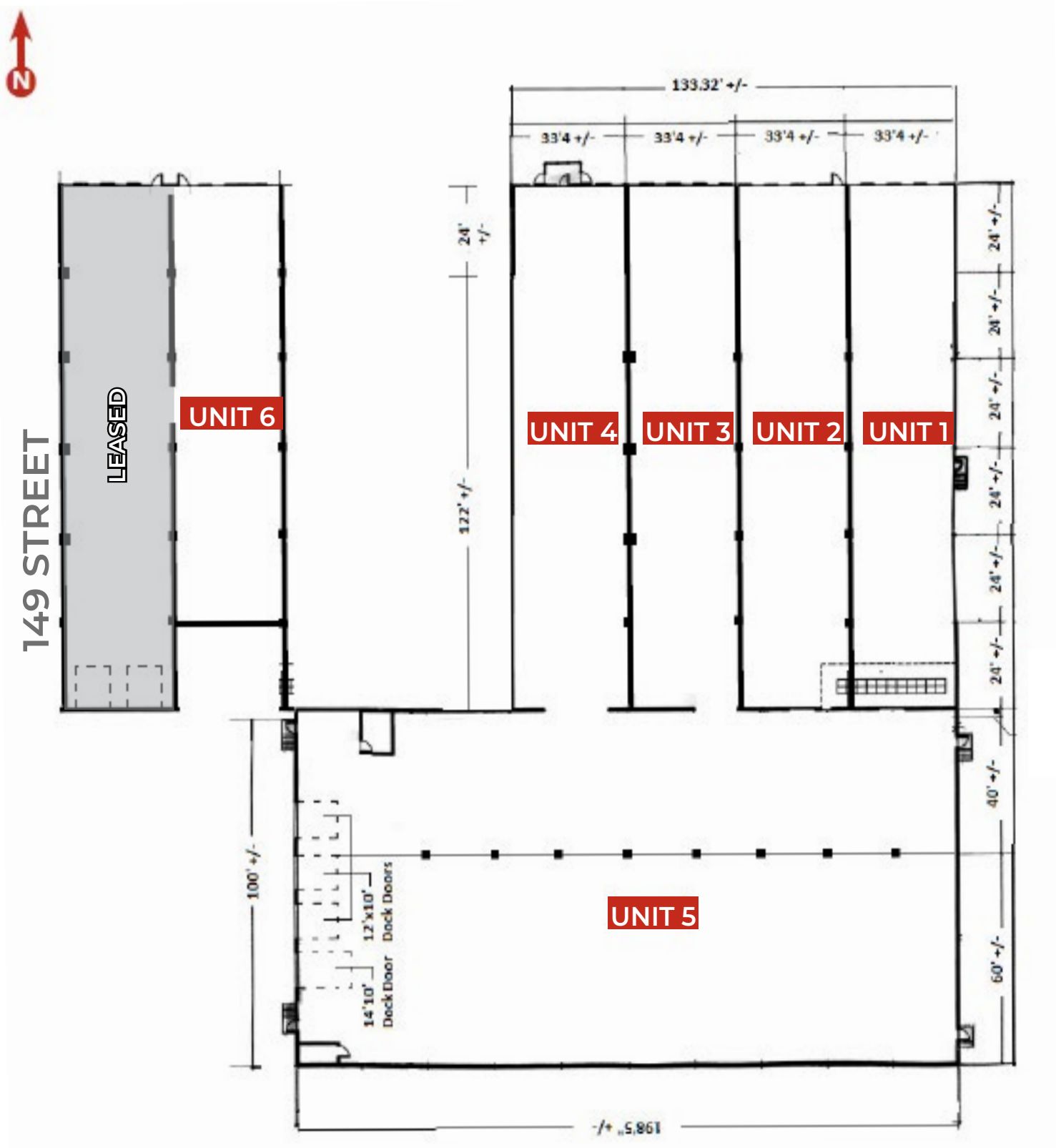


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

royalparkrealty.com

**FLOOR PLAN** (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)





**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4  
[royalparkrealty.com](http://royalparkrealty.com)

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



## PROPERTY DETAILS

ADDRESS	14819 118 Avenue, Edmonton, AB
LEGAL DESCRIPTION	Plan: 4224MC; Block: 8; Lot: 11A
NEIGHBOURHOOD	Huff Bremnar Estate Industrial
ZONING	IM - Medium Industrial
BUILT	1977/92
SITE SIZE	3.2 Acres (+/-)
CONSTRUCTION TYPE	Concrete post and beam & metal post and beam
TOTAL BUILDING SIZE	69,521 sq ft (+/-)
SPACE AVAILABLE	43,226 sq ft (+/-) of warehouse
SPACE RATIO	92% warehouse : 8% office/ retail
LOADING AREA	Paved marshalling area
PARKING	23 stalls (+/-)
FIRE SUPPRESSION	Sprinklered and mobile extinguishers
POWER	1200 Amps at 120/208 Volts to the property (TBC)
POSSESSION	Immediate
INTERNET	TBC
TRANSIT	Bus stop immediately outside along 118th Avenue

## WAREHOUSE DETAILS

CLEAR CEILING HEIGHT	North Portion: 18' (+/-) under beam and 19'6" under truss South Portion: 19'11" (+/-) under truss
DOCK LEVEL LOADING	(3) 12' x 10' (two with levelers) (1) 14' x 10' (with leveler)
GRADE LEVEL LOADING	(4) 14' x 12'
HEATING	Suspended gas-fired forced air
LIGHTING	T5 (TBC)
GRID/COLUMN SPACING	North Portion: 33' (+/-) x 24' (+/-) South Portion: 19'10" (+/-) x 40-60' (+/-)



## FINANCIALS (Estimates only, actual to be confirmed)

Bay	Size (sq ft +/-)	Net Rent (\$/sq ft/yr)	Op Costs (TBC) (\$/sq ft/yr) (2023 yr)	Gross Rent (\$/mo)
1	4,800	\$10.00	\$5.38	\$6,152.00
2	4,800	\$9.00	\$5.38	\$5,752.00
3	4,800	\$9.00	\$5.38	\$5,752.00
4	4,800	\$12.00	\$5.38	\$6,952.00
5	20,000	\$6.99	\$5.38	\$20,616.67
6	4,026	\$10.00	\$5.38	\$5,159.99
7	4,964			

**LEASED**

Operating  
Costs  
includes  
Utilities

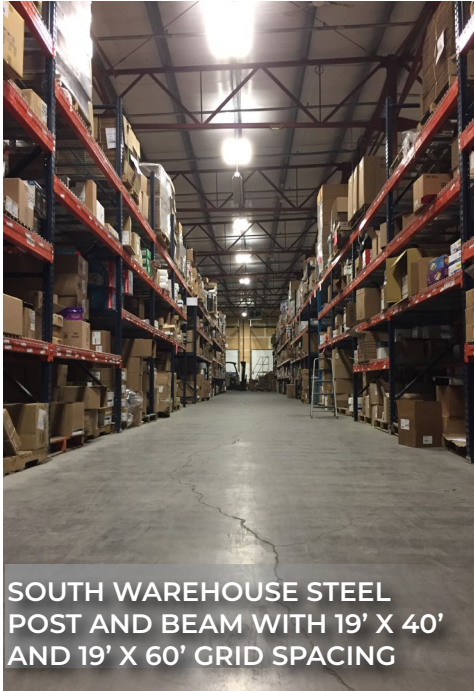


**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

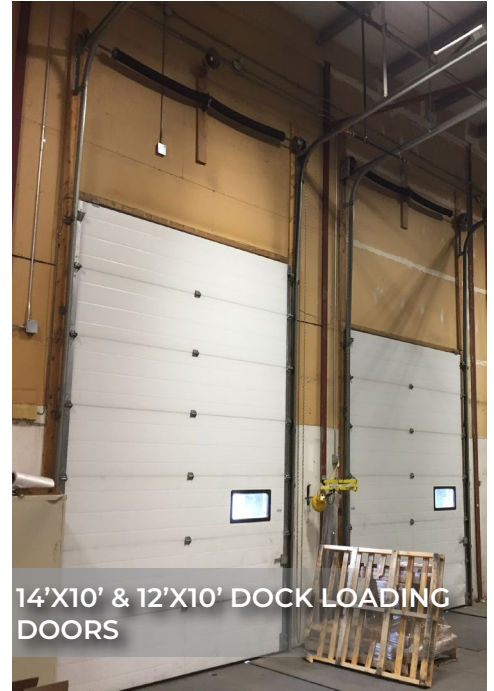
## PHOTOS



SOUTH WAREHOUSE STEEL  
POST AND BEAM WITH 19' X 40'  
AND 19' X 60' GRID SPACING



SPRINKLERS, GAS FURNACE,  
CEILING FANS AND LIGHTING



14'X10' & 12'X10' DOCK LOADING  
DOORS



BUILDING POWER IS 1200  
AMPS AT 120/208 VOLTS (TBC)



CONCRETE POSTS AND BEAMS  
WITH WOOD TRUSS AND  
SPRINKLERS



ALARM IN PLACE



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)



# AERIAL PHOTOS



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



## REPAINTING PROGRESS PHOTOS

---



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

SITE AREA - 3.2 AC ±

**BUILDING AREA: ± 60770 sq.f.**  
MEZZANINE FLOORS NOT INCLUDED

BLOCK A - 40270 sq.f.

BLOCK B - 20500 sq.f.

PARKING REQUIRED: 1/ 100 m2 or 1/ 1076 sq.g

60770 : 1076 = 57 cars

**PARKING PROVIDED 67 cars**

**INDUSTRIAL BUILDING**  
149 STR. 118 AVENUE, EDMONTON ALBERTA  
A. MORGULIS ARCHITECT INC. OCTOBER 12, 2012

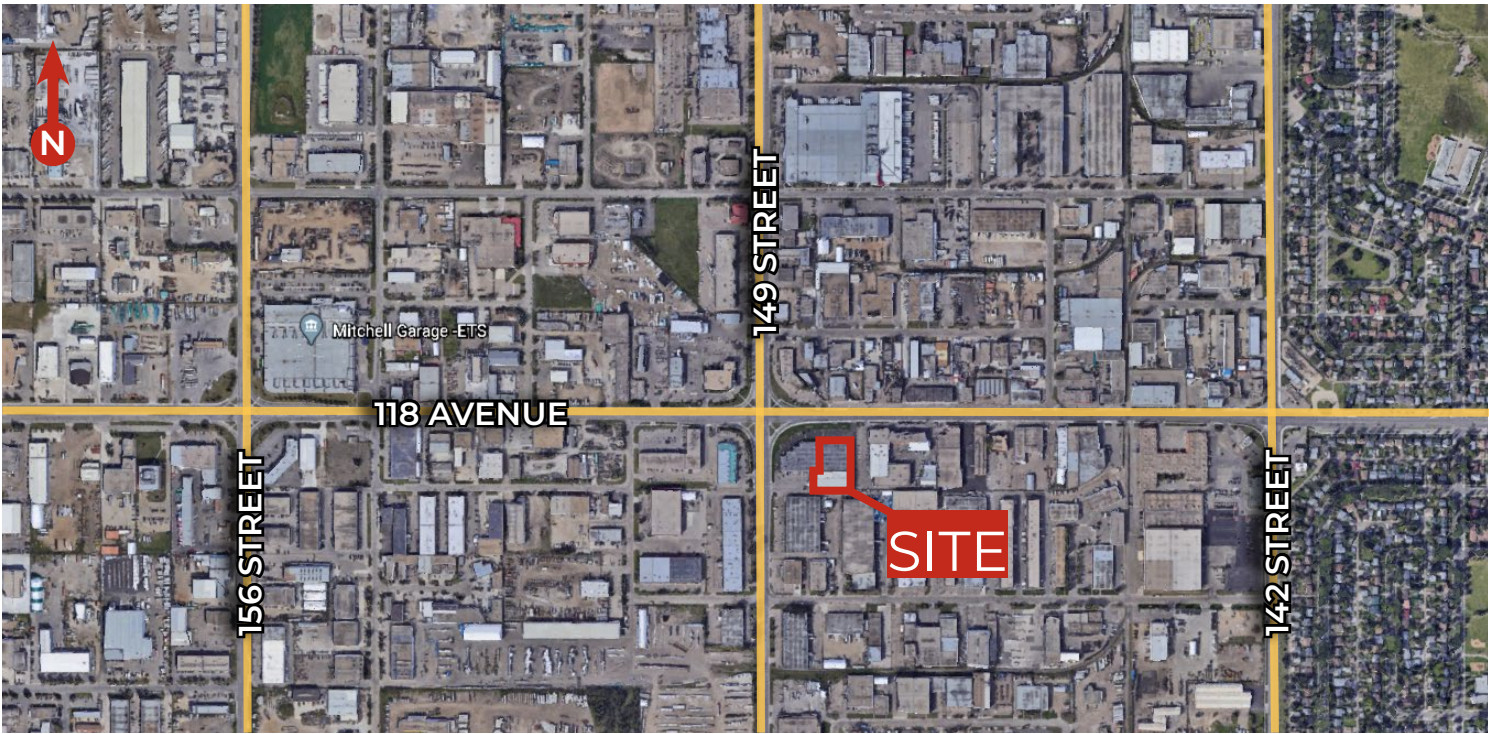
**SITE PLAN** 1/50" = 1' - 0"



# REGIONAL LOCATION



# LOCAL MAP





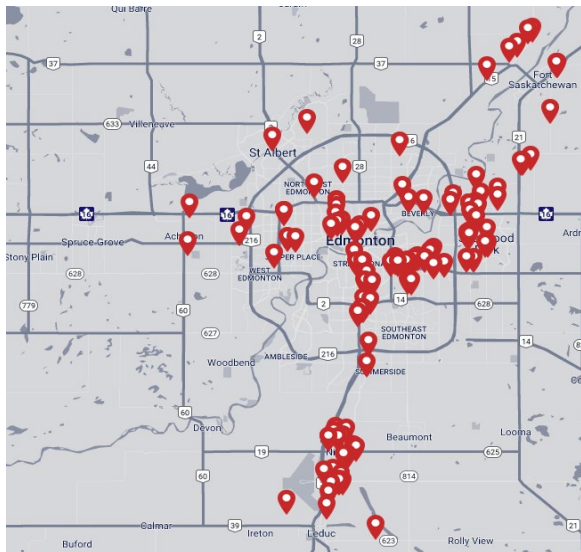
**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4  
[royalparkrealty.com](http://royalparkrealty.com)

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a “Massey-like” Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



**ROYAL PARK  
REALTY™**

**T 780.448.0800 F 780.426.3007**  
#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

**royalparkrealty.com**