FOR SALE/LEASE

OFFICE CONDO MIDTOWN BUSINESS CENTRE

11320 - 119 Street, Edmonton, AB

HIGHLIGHTS

- 1,578 sq ft (+/-) of second floor office on 119 St and 113 Ave in Northwest Edmonton, AB
- Office unit has 12 ft clear ceilings, bright open layout with separate utilities and HVAC.
- It is in white box and shell condition, ready for development.
- Exposure to 8,900 vehicles per average weekday (City of Edmonton, 2018)
- Businesses include crossfit, coffee shop, therapeutic spa, professional office, nails, aesthetics, home builders, insurance providers, IT consultants and more.
- Price: $385,037.00 ($244/ sq ft), Lease: $2,475.00/month (+/-) (gross)

CONTACT

THOMAS BRAUN MBA
Partner, Associate
T 780.423.7575 C 780.690.8353
thomas@royalparkrealty.com

360° VIRTUAL TOUR

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
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 The offering may be withdrawn at any time without notice or cause.

PHOTOS

EAST FACING SHOWING PYLON SIGN, DOG OFFLEASH AND BANK OF WINDOWS

REAR ACCESS AND PARKING

PARKING ALONG THE FRONT (EAST SIDE)

FRONT FACING WITH DOG OFFLEASH AREA ACROSS THE STREET

MAILBOXES

LED LIGHTING THROUGHOUT THE PARKING LOT

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CONDO DEVELOPMENT DETAILS

MUNICIPAL ADDRESS	11320 119 St Edmonton, AB
LEGAL DESCRIPTION	1621000 Unit 10
NEIGHBOURHOOD	Prince Rupert
ZONING	IB - Business Industrial
BUILT	2014
CONSTRUCTION TYPE	Concrete and structural steel
TOTAL BUILDING SIZE	36,000 sq ft (+/-)
UTILITIES	Separately metered gas, power and water
FIRE SUPPRESSION	Sprinklered

BRIGHT AND MODERN SPACE

UNIT DETAILS AND FINANCIALS

UNIT	10
FLOOR	Second
SIZE (SF)	1,578 sq ft +/-
HEATING	Rooftop HVAC
DIMENSION	24'6" (+/-) X 65 ' (+/-)
CEILING HEIGHT (CLEAR)	12' ft +/-
POWER	125A and 120/208V
BATHROOM	Roughed in plumbing
PARKING	4 stalls (TBC)
POSSESSION	Immediate
PRICE ($)	$385,037.00 ($244/ sq ft)
TAXES (2020)	$9,020.26 ($5.72/ sq ft)
CONDO FEES (2020)	$370.40/MO ($2.82/ sq ft)
NET RENT	$9.99/sq ft/yr
TAXES	$5.72/sq ft/yr (TBC)
OP COSTS	$3.10/sq ft/yr (TBC)
TI	10% of floor space may be available for qualified tenants and offers.

BRIGHT AND MODERN SPACE WITH SEPARATE HVAC CONTROLS

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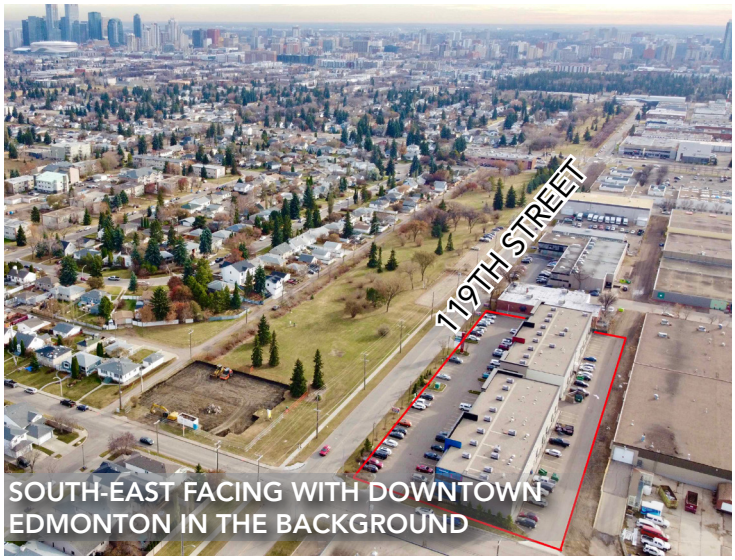
PHOTOS



SOUTH-EAST FACING WITH DOWNTOWN EDMONTON IN THE BACKGROUND

SOUTH-FACING ALONG 119TH STREET

PYLON SIGNAGE SPOTS AVAILABLE FOR RENT

POWER PANEL WITH 125AMPS AND 120/208 VOLTS

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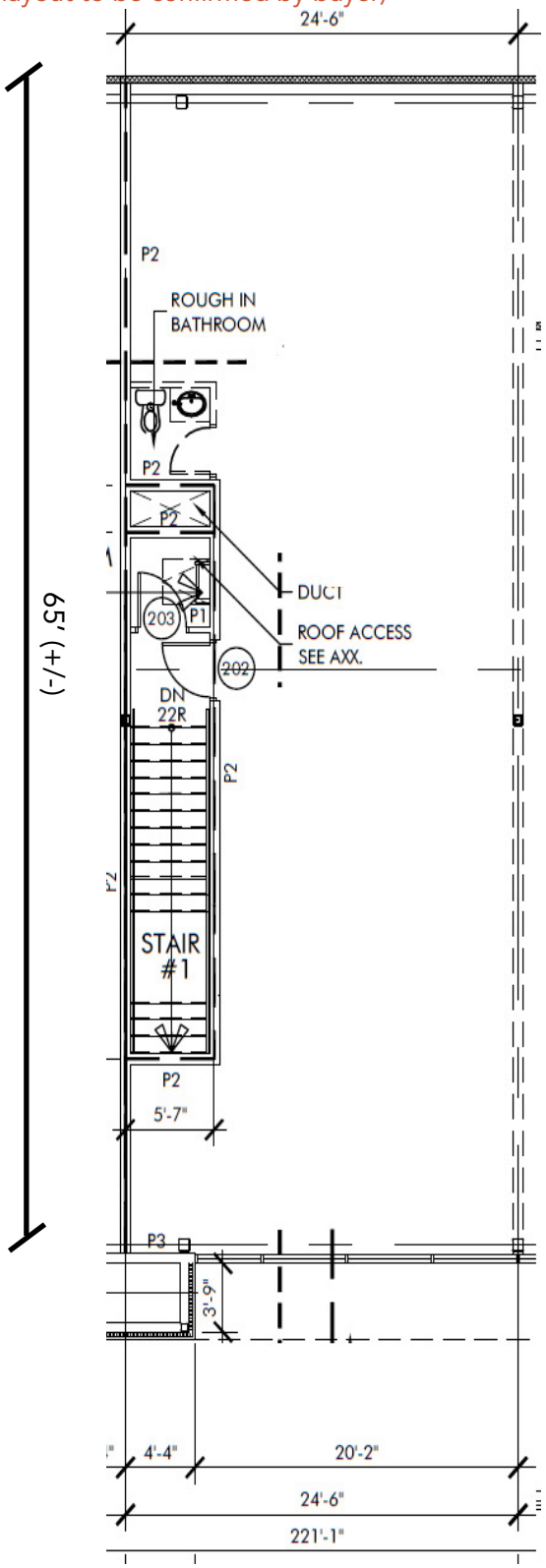
UNIT 10 FLOOR PLAN

(For illustration purposes only. Exact measurements and layout to be confirmed by buyer)



ROUGHED IN PLUMBING AND ELECTRICAL PANEL

WEST FACING WINDOWS, ROUGHED IN HVAC AND 12 FOOT CEILINGS

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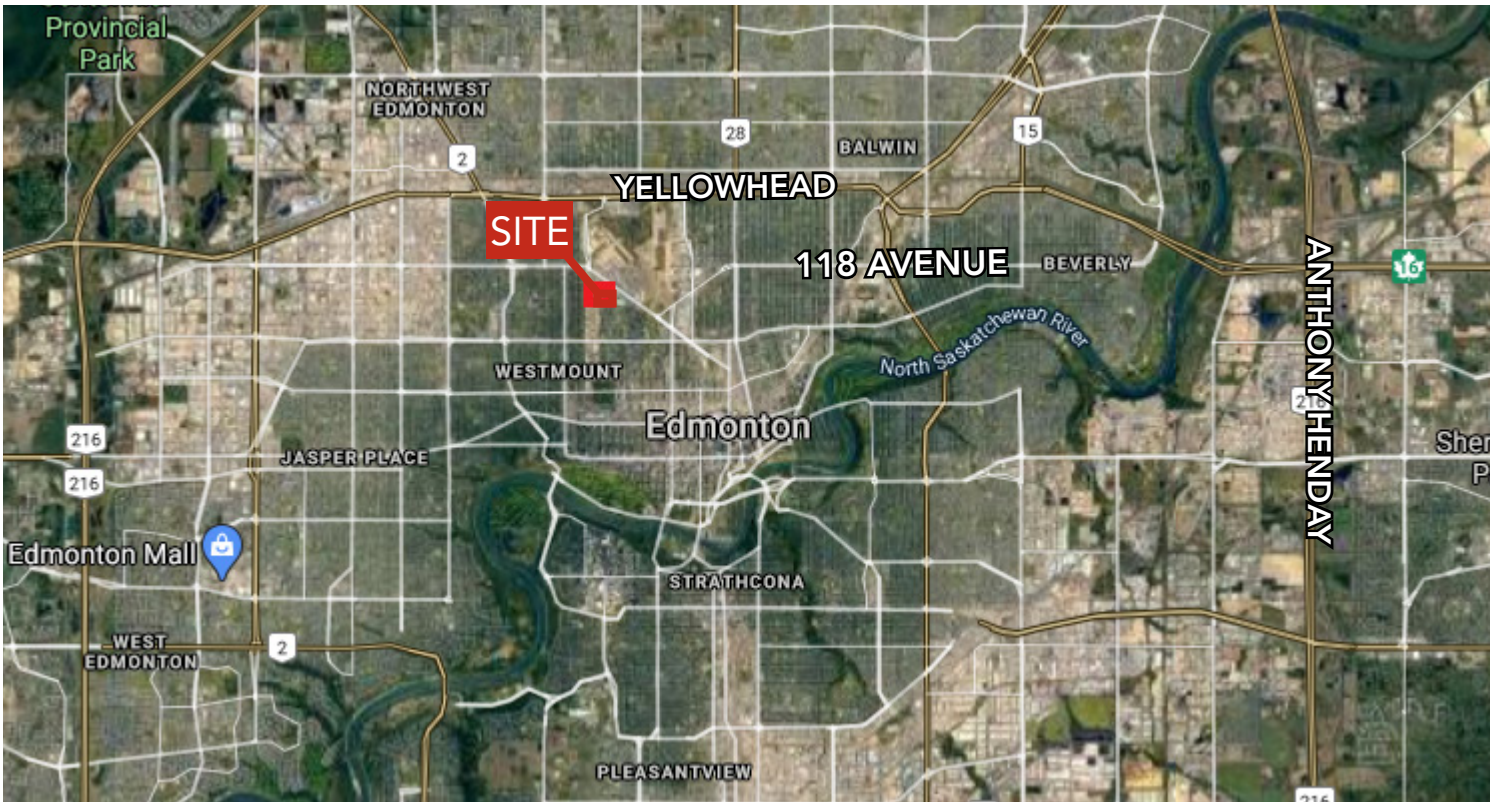
REGIONAL LOCATION



LOCAL MAP

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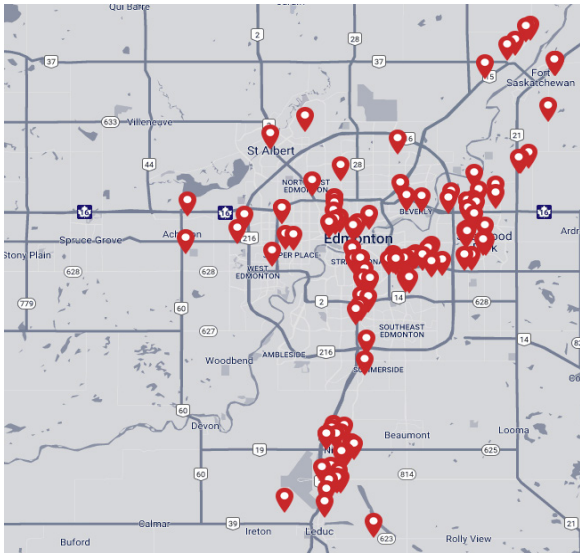
ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 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.

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