FOR SALE

OFFICE / WAREHOUSE

15847 116 Ave NW, Edmonton, AB

HIGHLIGHTS

- 2,880 sq ft (+/-) per floor = 5,760 sq ft (+/-)
- Upstairs could easily be leased to a separate Tenant
- Great looking offices
- Easy access to 170 St, Yellowhead Trial and Anthony Henday
- Lots of parking
- Available quickly

CONTACT

MARCUS SCHWABE Associate
T 780.423.7577 C 780.991.7539
marcus@royalparkrealty.com

CoStar POWER BROKER 2018 Top Broker Award

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 The offering may be withdrawn at any time without notice or cause.

PROPERTY DETAILS

ADDRESS	15847 116 Ave NW Edmonton
LEGAL DESCRIPTION	Plan 7922472 Unit 10
TYPE OF SPACE	Office / Warehouse
ZONING	IH (Heavy Industrial)
SIZE	5,760 sq ft (+/-) = 2,880 sq ft (+/-) per floor 576 sq ft (+/-) warehouse 692 sq ft (+/-) warehouse ** Warehouse space can easily be joined by removing 1 office to create a 1,550 sq ft (+/-) warehouse ** Remaining space is office
PARKING	On-site
OVERHEAD DOOR	14' x 10'
HEATING	Separate furnaces and hot water tank for each floor

FINANCIALS

SALE PRICE	~~$949,000.00~~ $929,000.00
CONDO FEES	$150/month (2022)
PROPERTY TAXES	$1,100.70/month (2022)

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 The offering may be withdrawn at any time without notice or cause.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

ROYAL PARK REALTY™

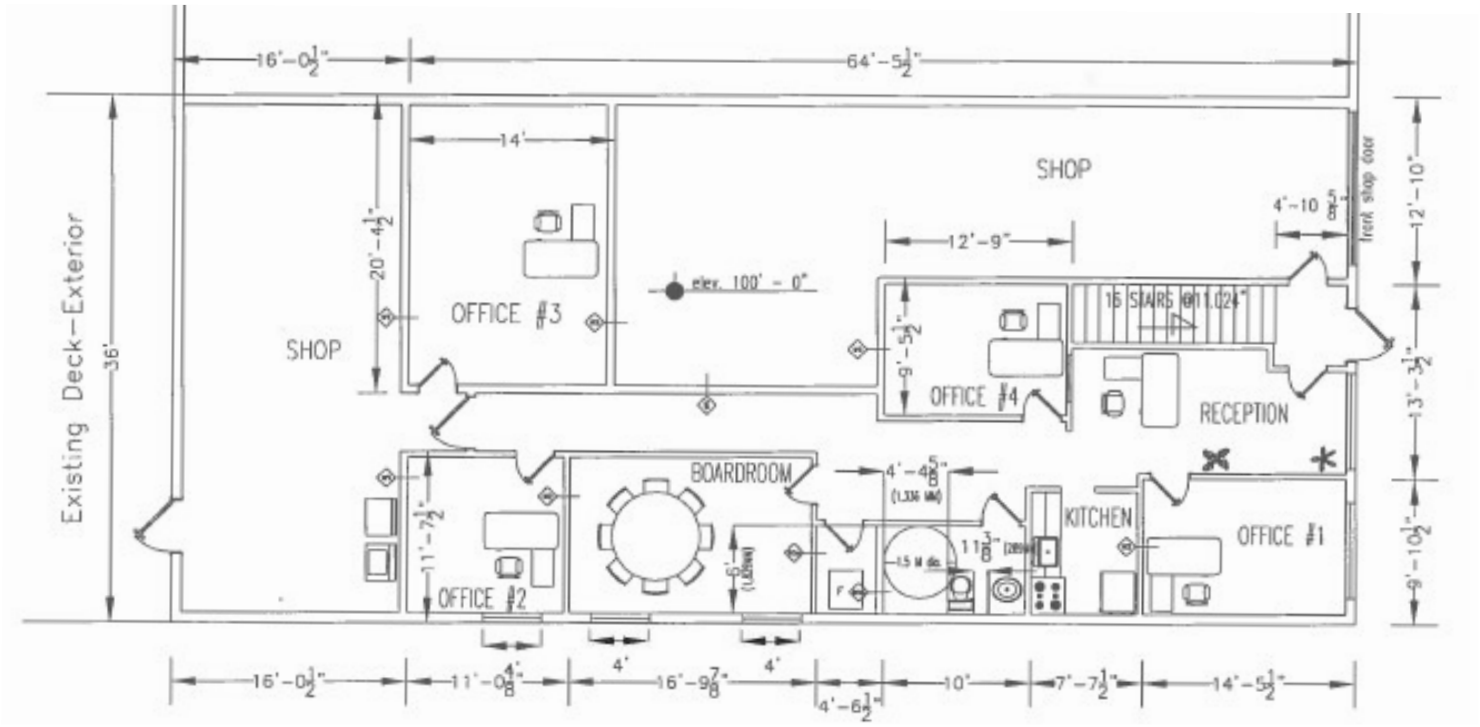
T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

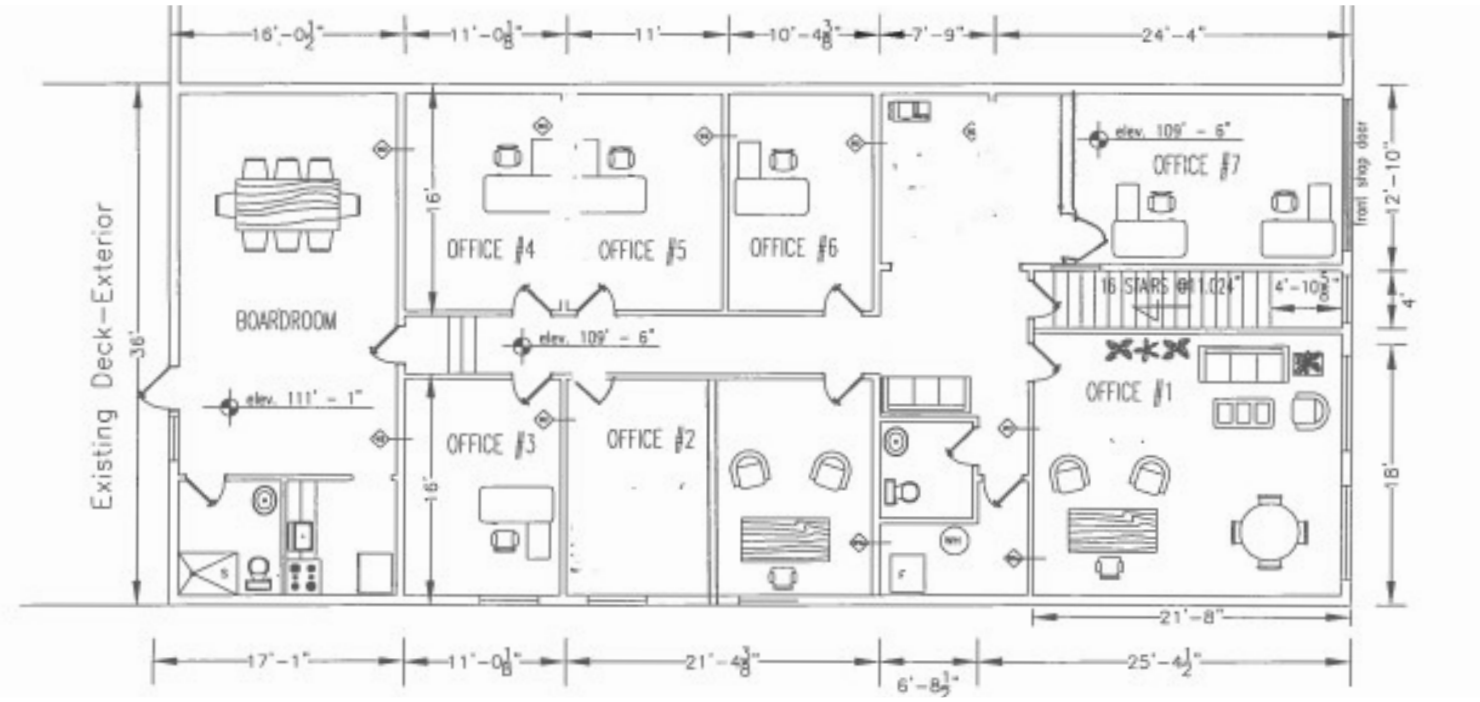
The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



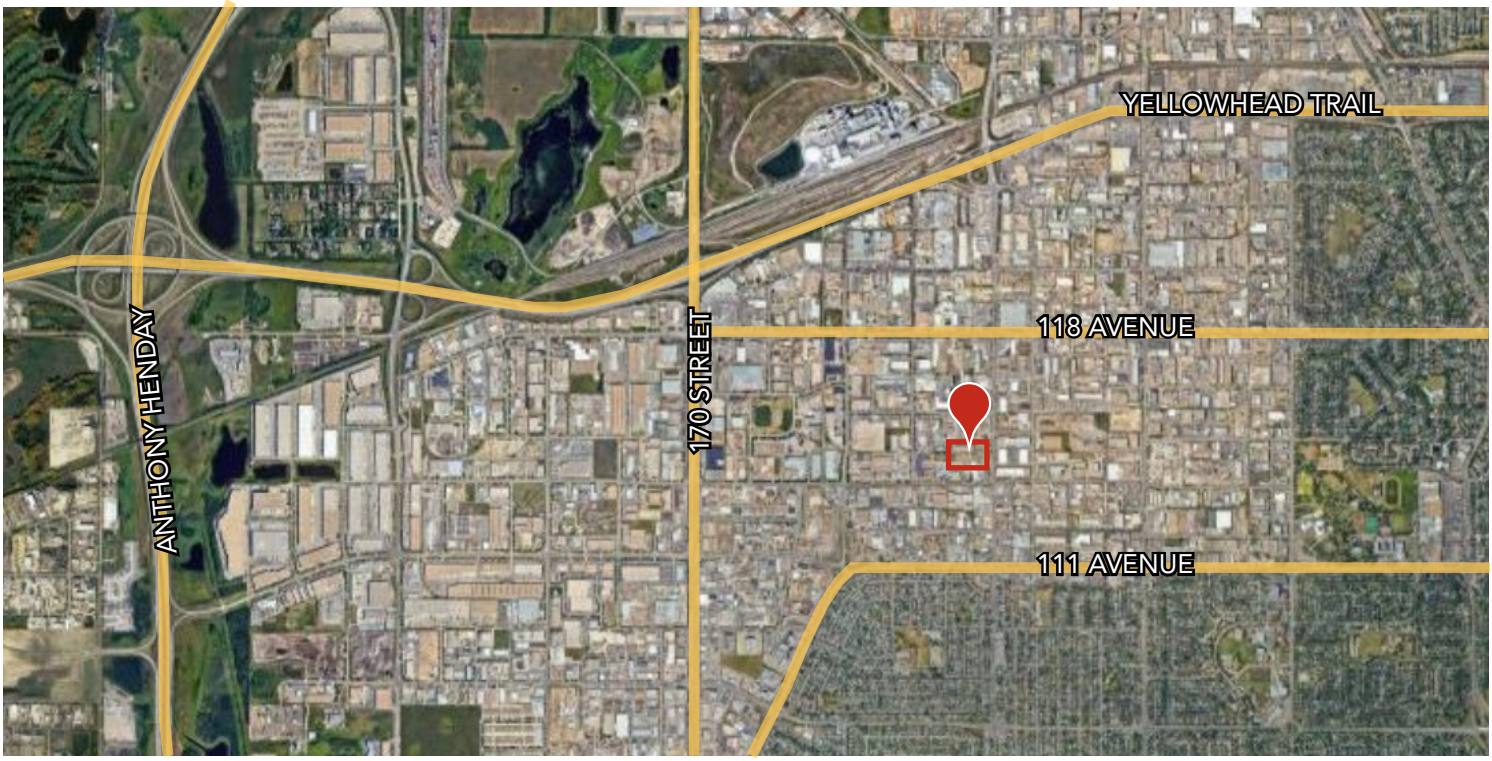
ROYAL PARK REALTY™

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.

LOCAL MAP

PROPERTY LOCATION

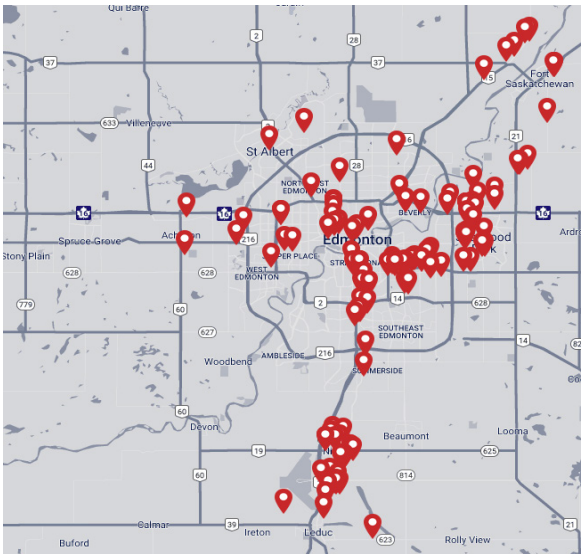


ROYAL PARK REALTY™

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.

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

MARCUS SCHWABE, Associate, BSc. BEd.

Royal Park Realty Associate, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, multi-family and industrial properties within the greater Edmonton area and throughout Alberta.

Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer-centric service. Marcus' previous background in management, education, home building, and healthcare represents a vast network of contacts across an array of sectors, and lends him the expertise to help turn your lease, purchase or sale into a positive business decision.

Marcus has lived in the Edmonton area for more than 45 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, is a member of the Strathcona County Community Living Advisory Committee, Social Framework Committee, Initiatives Committee and is a past member of the Strathcona County Seniors Advisory Committee. He and his wife have been married for over 36 years have three children and a dog.

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.