

FOR SALE/LEASE

INDUSTRIAL CONDO UNIT

5908 96 Street NW, Edmonton, AB



HIGHLIGHTS

- 3,000 sq ft (+/-) industrial condo unit available
- Turnkey/move-in ready
- Unit was recently improved (paint/flooring/lighting)
- 5 ton crane, double compartment sump and heavy power
- 12' x 14' grade door (auto)
- Easily accessible via 99 Street, 51 Avenue and Whitemud Drive

CONTACT

MARCUS SCHWABE

Senior Associate

T 780.423.7577 C 780. 991.7539

marcus@royalparkrealty.com

TYLER WEIMAN

Partner, Associate

T 780.423.7578 C 780.995.0028

tyler@royalparkrealty.com



ROYAL PARK
REALTY™

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

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	5908 96 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 1922787; Unit: 2
NEIGHBOURHOOD	Coronet Industrial
ZONING	IH (Heavy Industrial)
SIZE	3,000 sq ft (+/-) bay
LOADING	12'x14' grade door (auto)
POWER	200 Amp 600 Volt 3 Phase
SUMP	Double compartment
LIGHTING	Fluorescent and LED
HEATING	Forced air/furnace
PARKING	Ample
CEILING HEIGHT	17'
CRANE	5 ton 52' long 11' underhook

ADDITIONAL FEATURES

- Ample outside parking
- IH zoning
- Building signage available
- Concrete second floor
- Power upgrade to 600 Volts
- Security cameras on-site
- Energized parking
- Clean concrete site area
- Drainage in front and rear



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO SHERWOOD PARK
- 25 MINS TO EIA
- 30 MINS TO SPRUCE GROVE
- 35 MINS TO ST. ALBERT



FINANCIALS

SALE PRICE	\$599,000.00 (\$199.66/sq ft)
TAXES	\$10,922.00 (2022)
LEASE RATE	Market
OP COSTS	TBD



ROYAL PARK
REALTY™

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

royalparkrealty.com

FOR SALE 5908 - 96 ST NW, EDMONTON, AB



ABOUT THE AREA

Join neighbours such as:

- Big Glass Parts
- R.F. Butler
- Hi Signs/The Fath Group
- Sublime Cat N' Canine



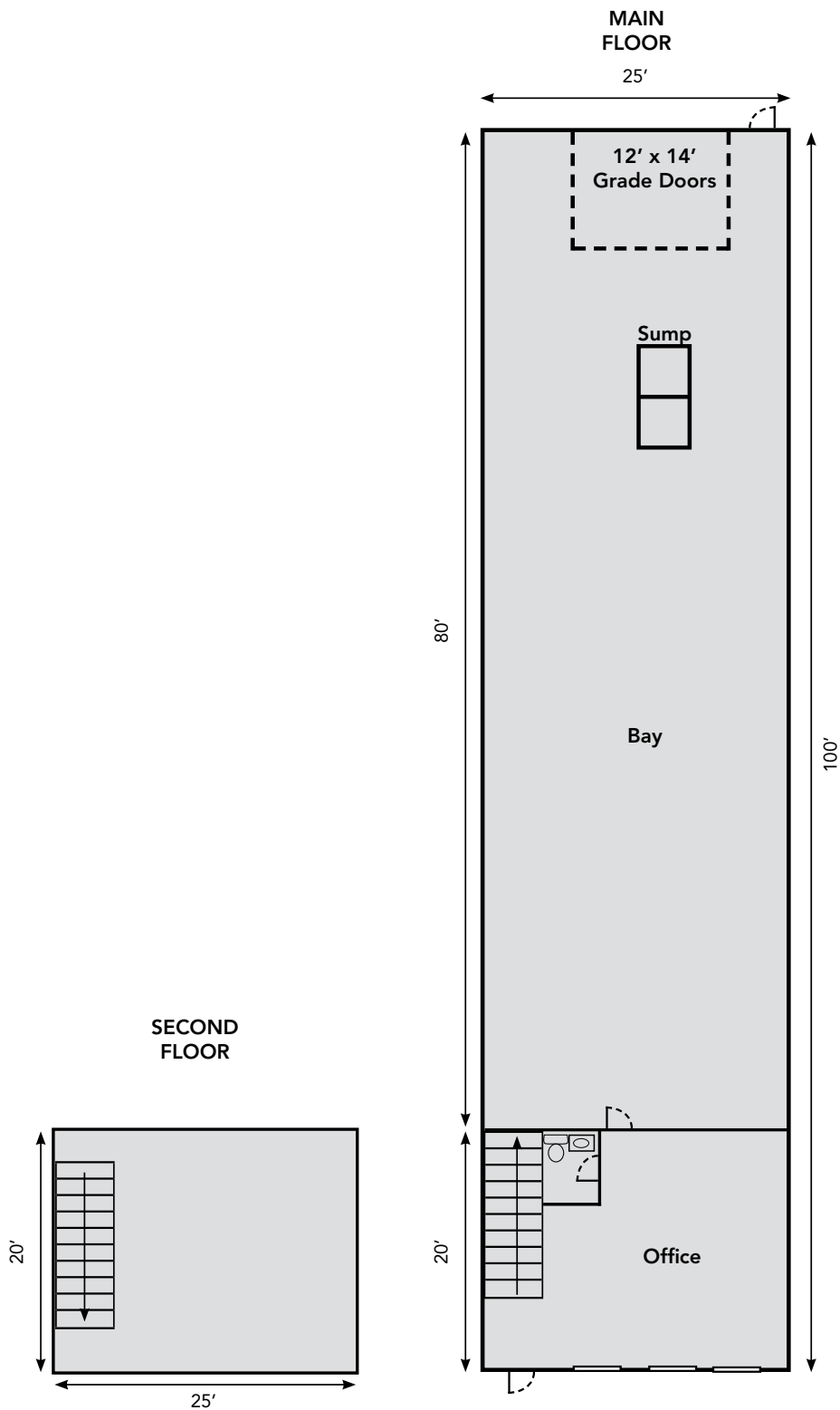
ROYAL PARK
REALTY™

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

royalparkrealty.com

FLOOR PLAN

5908 - 96 ST NW, EDMONTON, AB



ROYAL PARK
REALTY™

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

royalparkrealty.com

IH ZONING

The purpose of this Zone is to provide for industrial uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land Uses. This Zone should normally be located on the interior of industrial or agricultural areas, such that it does not interfere with the safety, use, amenity or enjoyment of any surrounding zones.

Permitted Uses	Discretionary Uses
General Industrial Uses Land Treatment Special Event Fascia On-premises Signs Fascia Off-premises Signs Freestanding On-premises Signs Freestanding Off-premises Signs Projecting On-premises Signs Roof On-premises Signs Temporary On-premises Signs	Adult Mini-Theatres General Contractor Services General Industrial Uses Market Natural Resource Developments Recycled Materials Drop-off Centres Residential Sales Centres Temporary Storage Urban Gardens Urban Indoor Farms Urban Outdoor Farms Fascia Off-premises Signs Freestanding Off-premises Signs Major Digital Signs Minor Digital Off-premises Signs Minor Digital On-premises Signs Minor Digital On-premises Off-premises Signs Roof Off-premises Signs Roof On-premises Signs Temporary Off-premises Signs

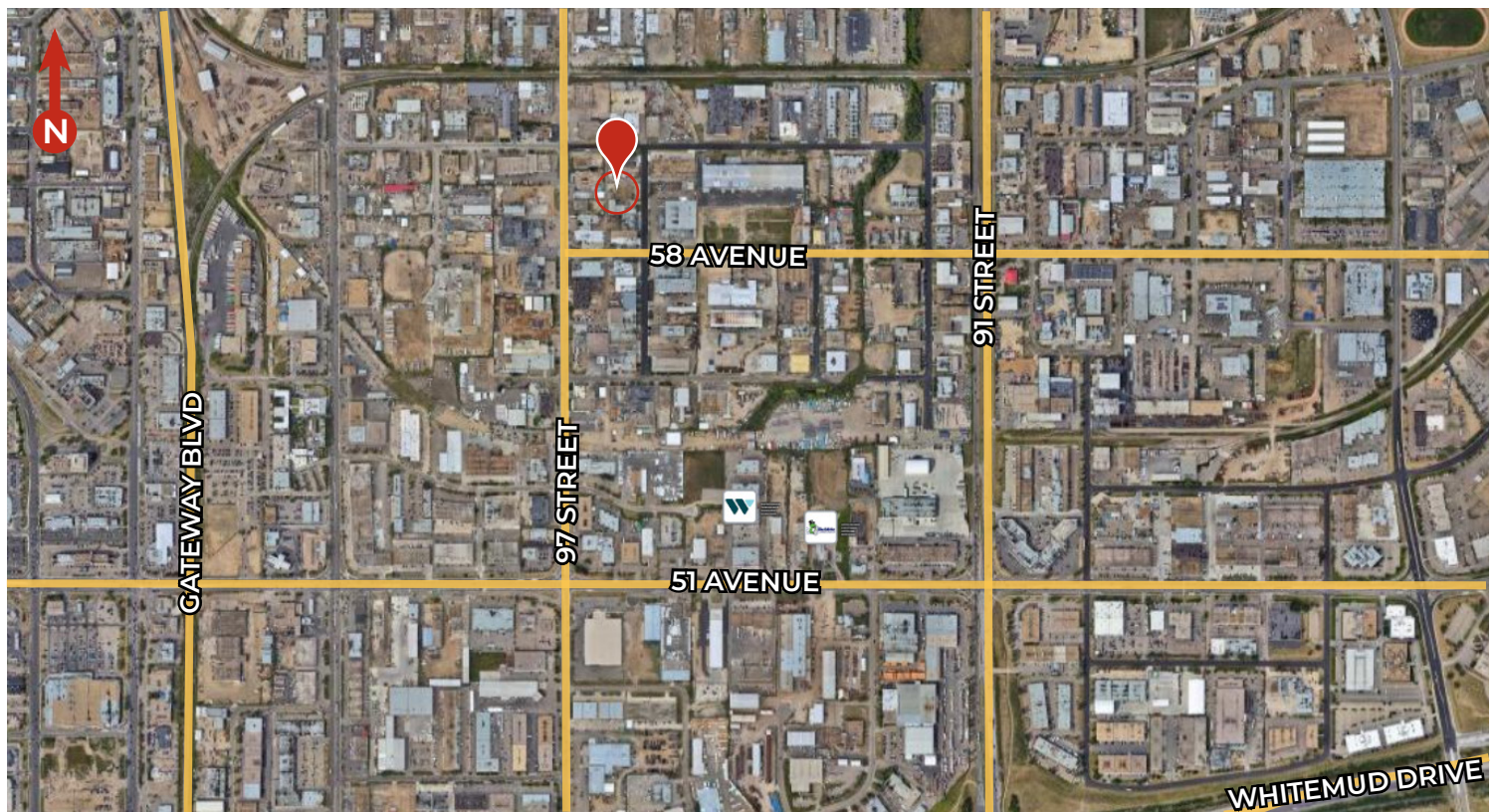


ROYAL PARK
REALTY™

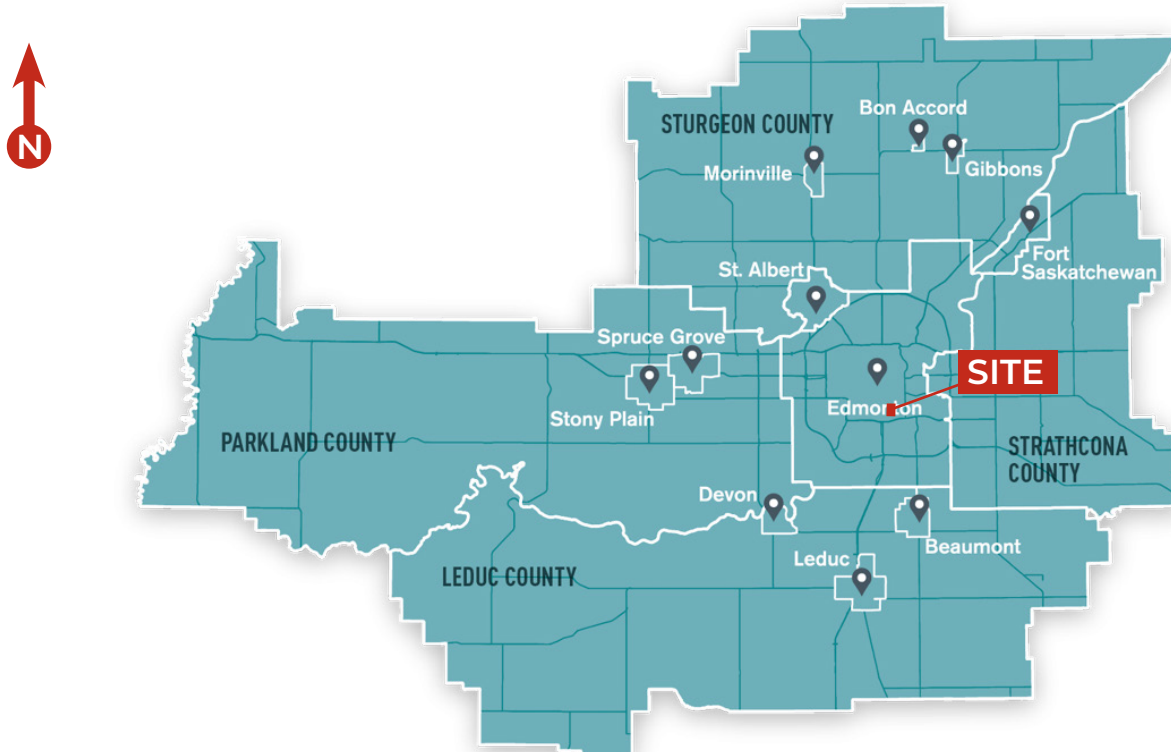
T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY LOCATION



REGIONAL MAP



ROYAL PARK
REALTY™

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

royalparkrealty.com

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

BIOS



Marcus Schwabe joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family 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.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 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, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



Tyler Weiman joined the firm in 2017, after a successful 14-year professional hockey career which saw him have extended travels in North America, Europe and Asia. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them achieve their business goals.

As a partner of Royal Park Realty, he brings knowledge, enthusiasm and a desire to attain the best results for property owners and users. Tyler works to be a valuable asset to his clients by understanding their needs and developing long lasting relationships.

Tyler specializes in leasing and the sale or purchase of commercial and industrial properties consisting of owner/user & multi-tenant industrial buildings, expansions, build to suit, relocations, land acquisitions and development of industry property.

Tyler enjoys giving back to the community and continues to be involved in various charitable organizations. He and his wife are raising their four children in the Edmonton area.



**ROYAL PARK
REALTY™**

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

royalparkrealty.com