

FOR LEASE

FS 170

RETAIL/WAREHOUSE SPACE

11267 - 170 Street NW, Edmonton, AB



HIGHLIGHTS

- 4,720 sq ft (+/-) of bright, corner-unit flex space off 170 Street in Northwest Edmonton, AB
- Exposure to 28,900 vehicles per workday (City of Edmonton, 2020)
- Excellent ratio of showroom to warehouse with free span showroom
- Outstanding parking
- Ideal for businesses such as education and training, indoor recreation, and fitness or retail sales such as clothing and formal wear.
- For Lease: \$8,425.00 per month gross (estimated)

CONTACT

THOMAS BRAUN MBA

Partner, Associate

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PHOTOS



12' X 12' GRADE LOADING DOORS



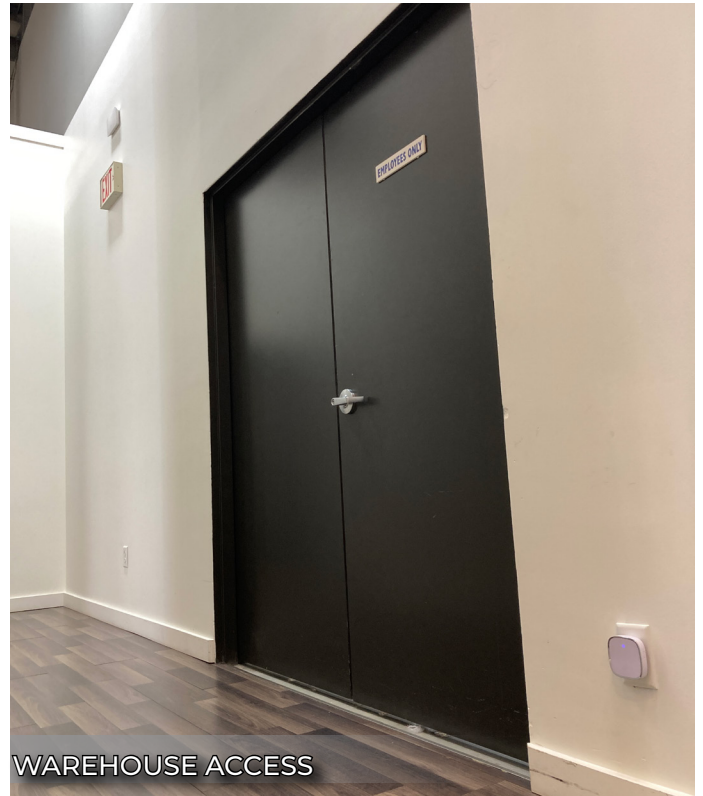
SUSPENDED GAS FURNACE, FLOURESCENT LIGHTING, 12FT X 12 FT GRADE LEVEL OH DOOR



AMPLE PARKING FRONTING 170 STREET



T5 AND TRACK LIGHTING WITH AC THROUGHOUT



WAREHOUSE ACCESS



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PROPERTY DETAILS

ADDRESS	11267 170 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 972 1203; Block: 3; Unit 19
ZONING	IB (Business Industrial)
NEIGHBOURHOOD	West Sheffield Industrial
CONSTRUCTION TYPE	Concrete block and steel frame
BUILDING SIZE	4,720 sq ft (120' x 40' +/-)
RETAIL	3,540 sq ft (+/-)
WAREHOUSE	1,180 sq ft (+/-)
POWER	Panel A1: 225A/240V Panel A2: 100A/240V
UTILITY SERVICING	Full city
FIRE SUPPRESSION	Sprinklered
SIGNAGE	Landscape signage available
PARKING	4/1,000 sq ft +/-
POSSESSION	June 1, 2023

RETAIL DETAILS

CEILING HEIGHT	18'3" (+/-)
HEATING AND COOLING	Rooftop HVAC
LIGHTING	Fluorescent, T5 and track pendant
LAYOUT	Retail, open, dressing rooms, one washroom

WAREHOUSE DETAILS

CLEAR CEILING HEIGHT	18'3" (+/-)
LOADING	(1) 12' x 12' grade
HEATING	Suspended gas furnace
LIGHTING	T5

FINANCIALS

LEASE RATE	\$14.50/sq ft
OP COSTS	\$6.92/sq ft (2022)
GROSS MONTHLY RENT	\$8,425.00/month (+/-)



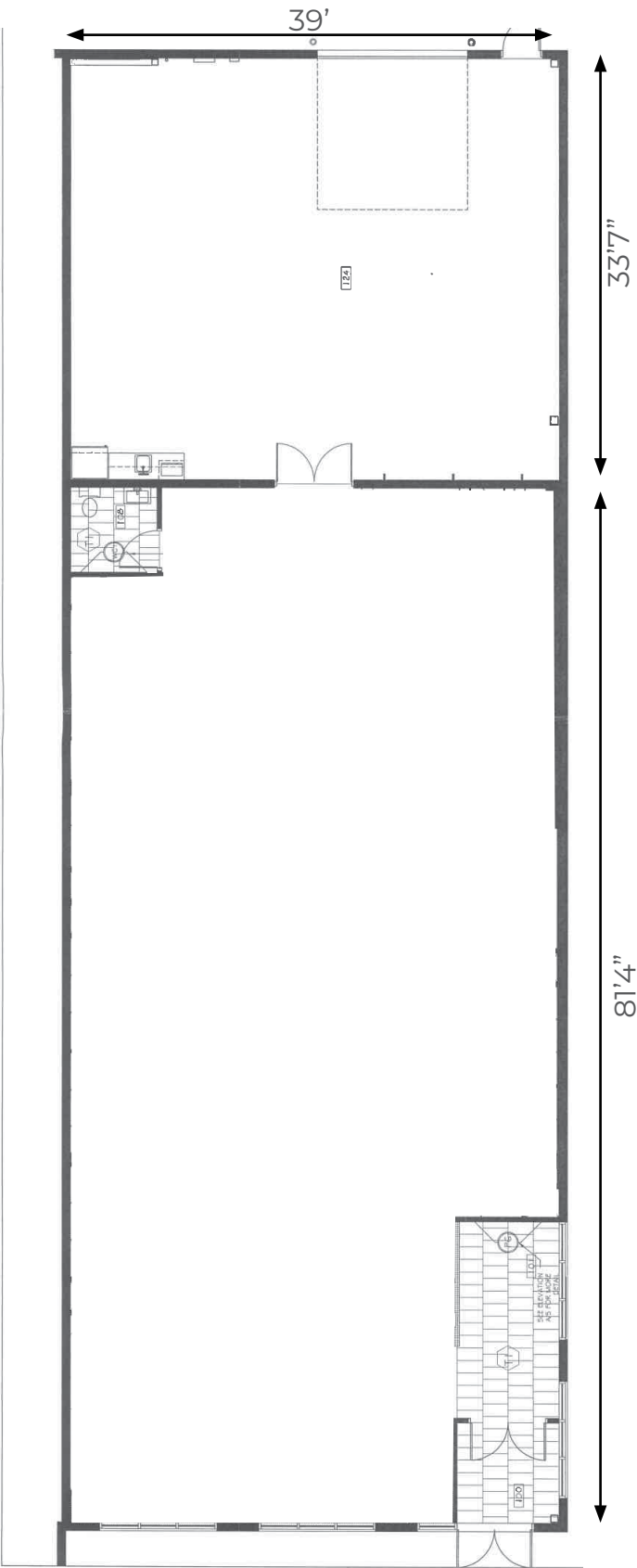
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FLOOR PLAN

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





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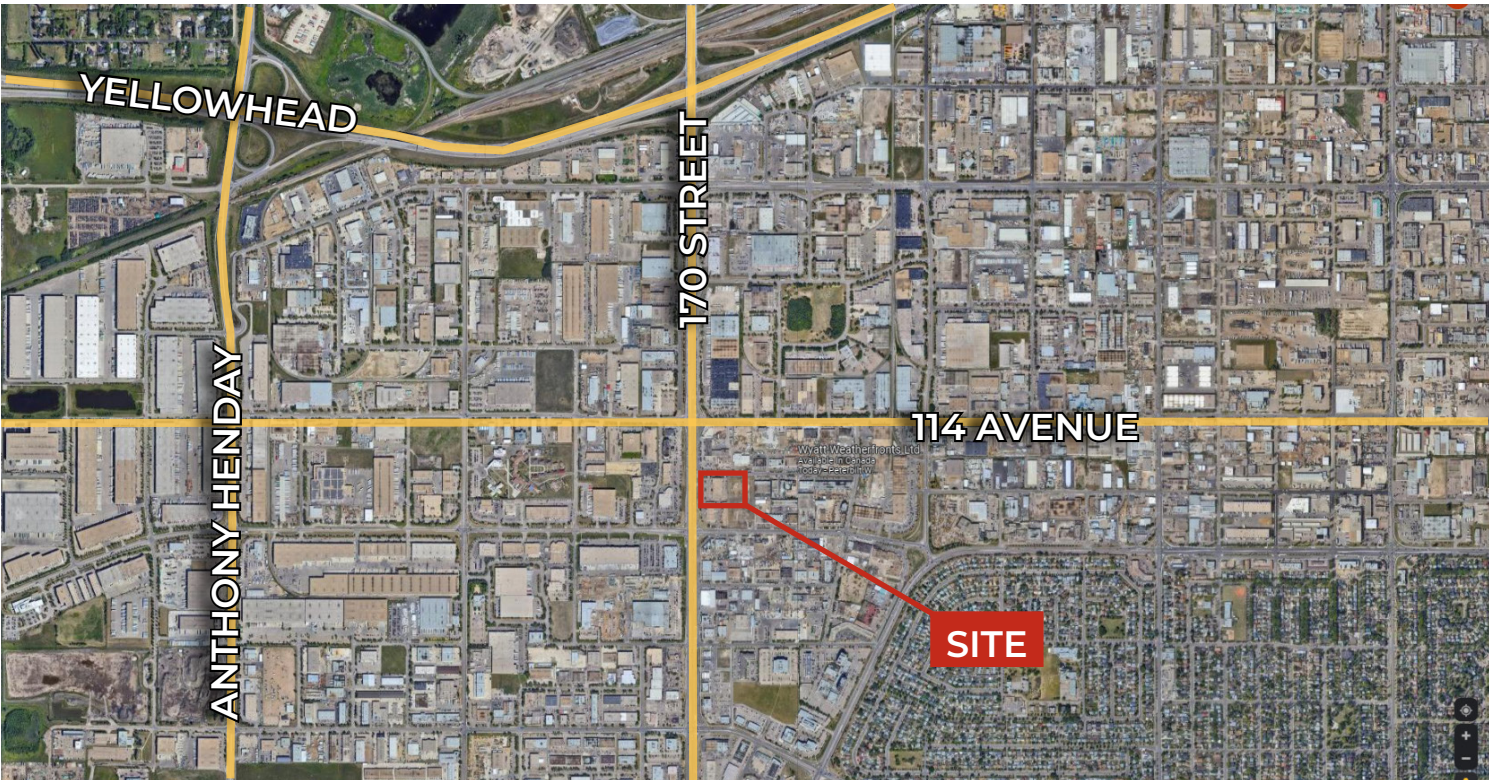
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

REGIONAL LOCATION



LOCAL MAP





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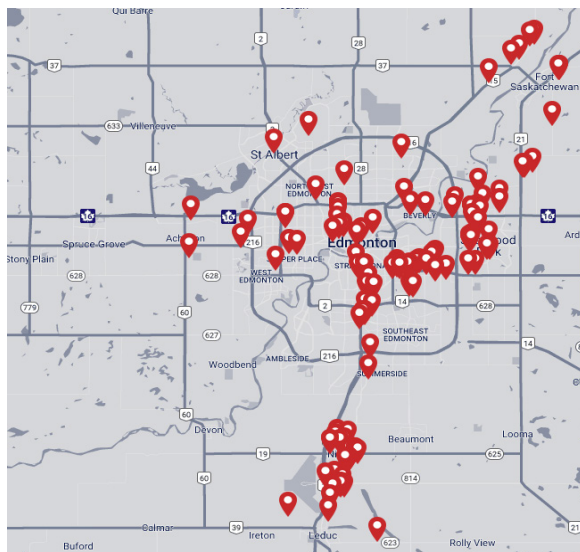
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ABOUT ROYAL PARK REALTY



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