

# FOR SALE

## COMMERCIAL CONDO INVESTMENT OPPORTUNITY

10112 80 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 1,050 sq ft ± tenanted commercial condo
- Investment opportunity with long term lease in place
- 8 years remaining on the lease
- Established tenant and high end build out
- Located in a desirable area off Whyte Ave and Gateway Blvd.

### CONTACT

#### **TYLER WEIMAN, SIOR**

Partner, Associate

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**ROYAL PARK  
REALTY™**

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

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	10112 80 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 022 7302; Unit: 56
NEIGHBOURHOOD	Ritchie
ZONING	MU ( <a href="#">Mixed Use</a> )
OFFICE/SHOP	1,050 sq ft ± and Units 114 & 115 titled parking stalls



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

## FINANCIALS

ASKING PRICE	\$350,000.00
TAXES	\$8,587.00 (2022)
CONDO FEES	\$444.14/month



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## INVESTMENT BREAKDOWN

YEAR	LEASE RATE
March 1, 2023 - March 31, 2026	\$22.00/sq ft
April 1, 2026 - March 31, 2029	\$22.50/sq ft
April 1, 2029 - March 31, 2031	\$24.00/sq ft
Triple Net Lease - all expenses paid by Tenant	



Tropicalaser is a boutique medi-spa, located in the heart of Old Strathcona. We have been providing best-in-class medical esthetic solutions to residents of Edmonton and beyond for over 10 years. We are proud to offer an ever-expanding suite of non-invasive and minimally invasive treatments, including:

- Laser hair removal
- Electrolysis
- Hair loss treatment
- Body contouring and cellulite reduction
- Microneedling
- RF treatment
- Combined RF and Microneedling
- DMA (Dynamic Muscle Activation)
- Chemical peels
- OxyGeneo 3-in-1 facials
- Stretch mark reduction
- Hyperpigmentation (including melasma) treatment
- Fine lines and wrinkles reduction
- Jaw line lift
- Spider vein treatment
- Acne scarring reduction
- Acne treatment

## ABOUT THE AREA

Join neighbours such as:

- Edmonton Indoor Clean Air Services
- Freedom Immigration
- Highfield Law Office
- In Demand Recruitment and Consulting
- Tritone Inc.

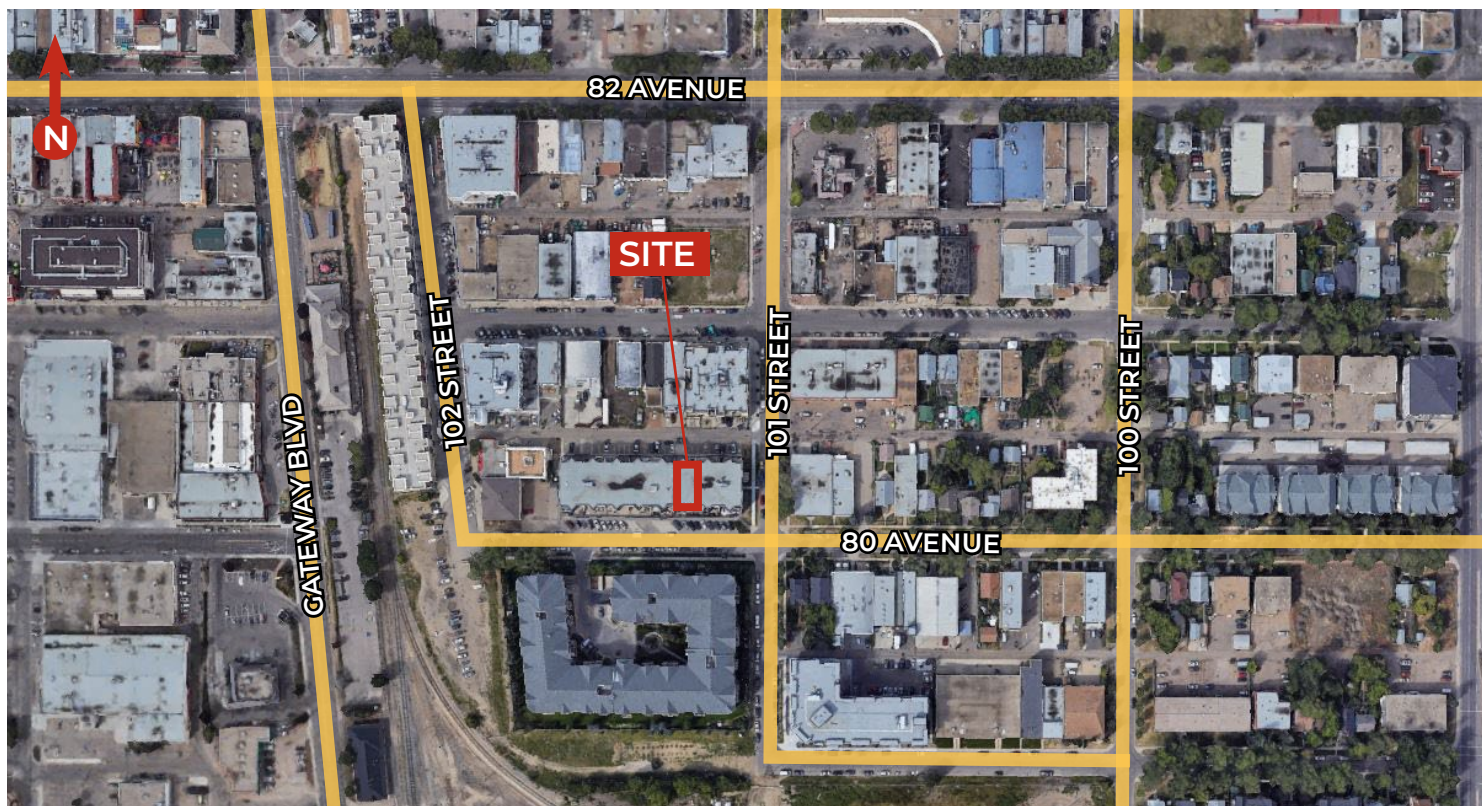


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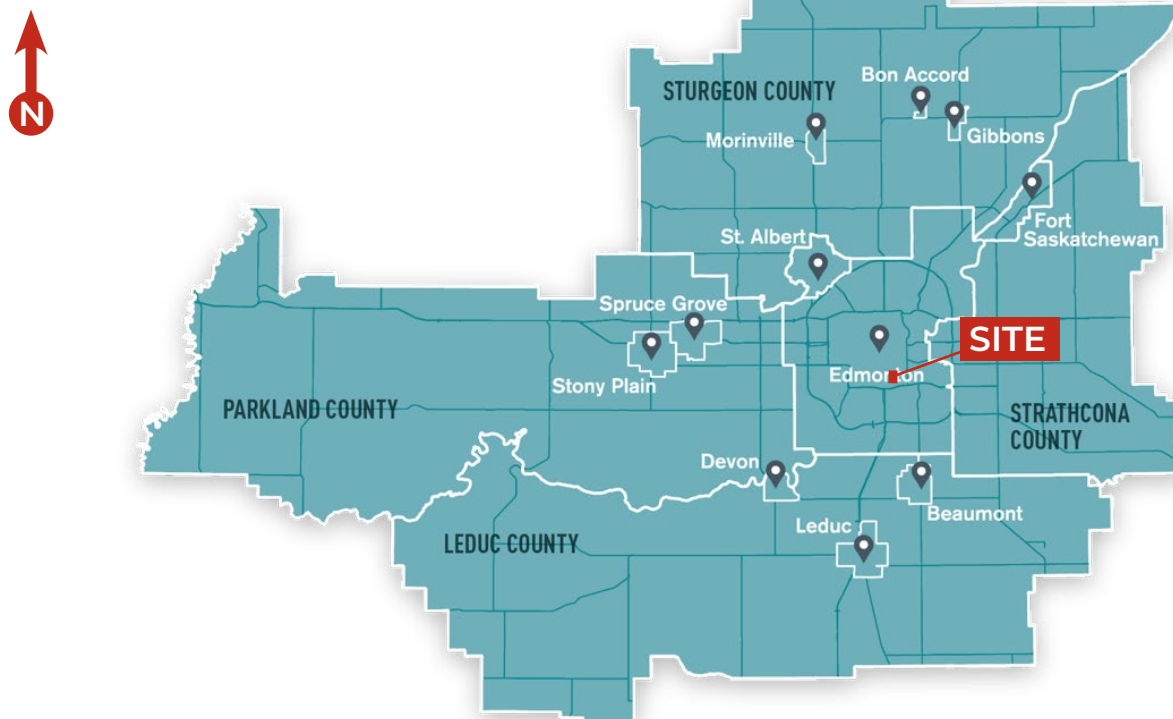
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## PROPERTY LOCATION



## REGIONAL MAP



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- 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

## TYLER WEIMAN, SIOR - Partner/Associate



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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