

FOR SALE/LEASE

MC156 OFFICE/WAREHOUSE CONDO

13083 156 Street NW, Edmonton, AB



HIGHLIGHTS

- 2,976 sq ft (+/-) of developed prime commercial industrial/office real estate just off 156 Street in north-west Edmonton, Alberta
- This bright and clean office / warehouse unit has grade loading, 21'7" ft (+/-) clear ceilings and fully developed office space with three washrooms
- Businesses at 156 St Centre include: clothing & apparel, tax & accounting, cleaning, signage, home automation, wellness, counter-top sales, marketing, automotive supply, business services and telecom service providers
- For Sale: \$499,900.00 (or \$168/sq ft of developed space)
- For Lease: \$4,710/mo +/- (based on \$11.99/sq ft net)

CONTACT

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PROPERTY DETAILS

MUNICIPAL ADDRESS	13083 156 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0623718; Unit: 29
ZONING	IB - Business Industrial
NEIGHBOURHOOD	Mistatim Industrial Area
YEAR BUILT	2007 +/- Offices 2010
SITE SIZE	5.34 acres (+/-)
CONSTRUCTION TYPE	Steel beam & succo (TBC)
ROOF	Tar & gravel (2007)
SPACE AVAILABLE	
MAIN FLOOR	2,223 sq ft (+/-)
SECOND FLOOR	753 sq ft (+/-)
TOTAL	2,976 sq ft (+/-)
PARKING	Scramble with 3 stalls (TBC)
POWER	100A at 120/208 Volt(TBC)
INTERNET	Telus Fibre
SIGNAGE	Facade Pedestal along 156 St negotiable with third party provider

FINANCIALS

Sale Price: \$499,900.00

Property Taxes: (2023) \$11,021.24/yr*

Condo Fees: \$400/mo*
(2023)

*(To be confirmed by purchaser)

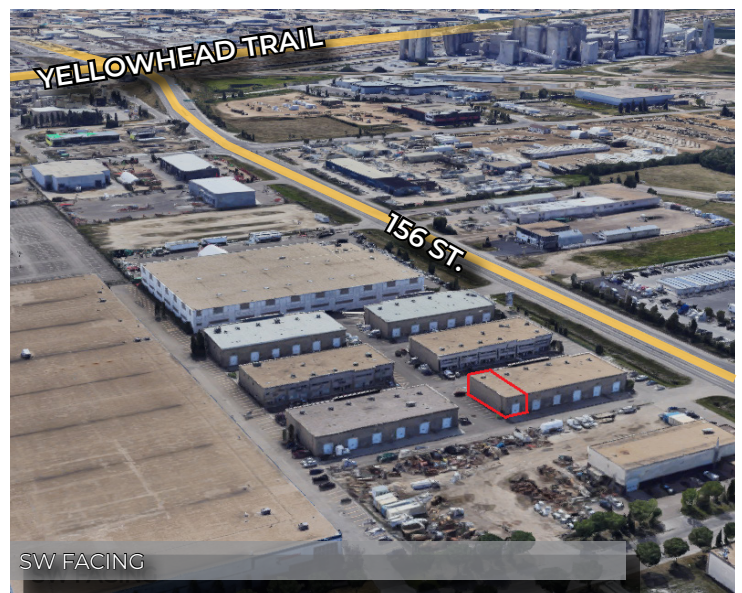
Lease Rate: \$11.99/sq ft

Op Costs: \$7.00/sq ft
(TBC)

Gross Monthly Rent: \$4,710.00/mo
(Estimate only based on net plus operational costs)

Possession: 60 Days negotiable

AERIALS



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WAREHOUSE DETAILS

WAREHOUSE SIZE	1,365 sq ft (+/-)
CEILING HEIGHT	21'7" (+/-) clear to truss
HEATING	Suspended gas furnace
LIGHTING	LED (TBC)
LOADING	14'(H) x 12'(W) grade with manual opener
WASHROOM	One



GRADE LEVEL OVERHEAD DOOR, 14'(H) X 12'(W)



WAREHOUSE WITH CEILING FAN & SUSPENDED GAS FURNACE

PHOTOS



PEDESTAL SIGNAGE AVAILABLE FROM A THIRD PARTY PROVIDER



REAR LOADING WITH 14'(H) X 12'(W) OVERHEAD GRADE DOOR



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OFFICE DETAILS

OFFICE SIZE	1,611 sq ft (+/-)
CEILING HEIGHT	7'11" (+/-) Main floor 11'5" (+/-) Second floor
HEATING AND COOLING	HVAC (TBC)
LIGHTING	Fluorescent
LAYOUT	(3) Offices (1) Boardroom (1) Reception (1) Kitchette (2) Washrooms (1) Open area (1) Storage area

PHOTOS

LARGE OPEN RECEPTION AND MEETING AREA



MAIN FLOOR KITCHENETTE



LARGE OPEN WORK AREA AND RECEPTION



SECOND FLOOR OPEN WORKSPACE WITH OVER 11' CEILING HEIGHT



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ADDITIONAL PHOTOS



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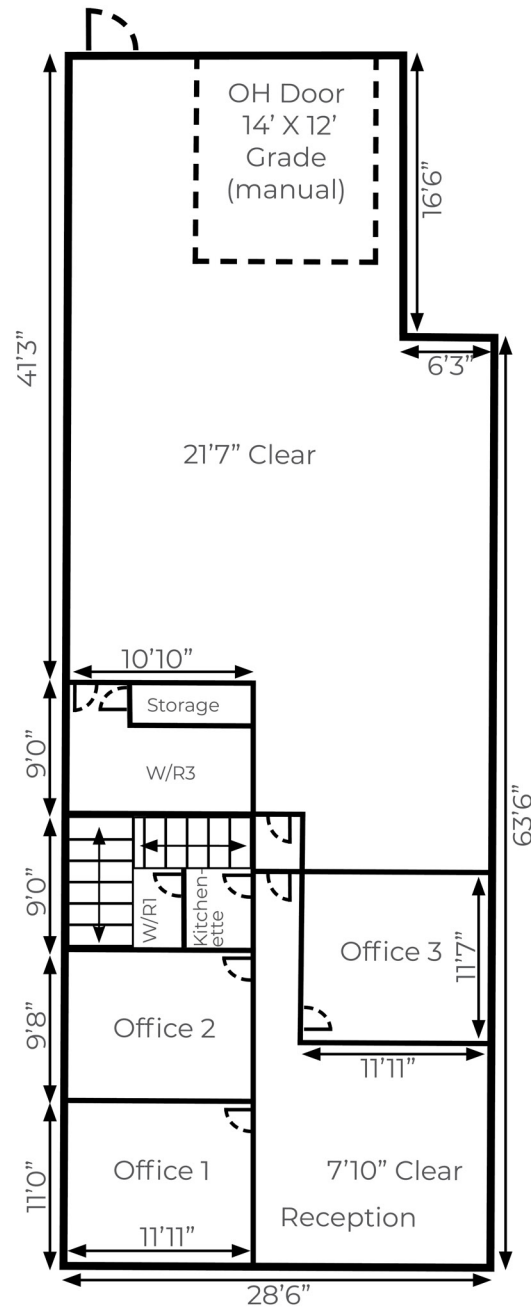
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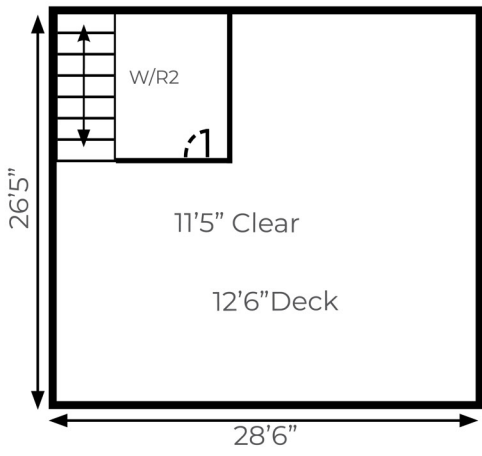
MAIN FLOOR PLAN

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

MAIN FLOOR



MEZZANINE



*All measurements are +/-

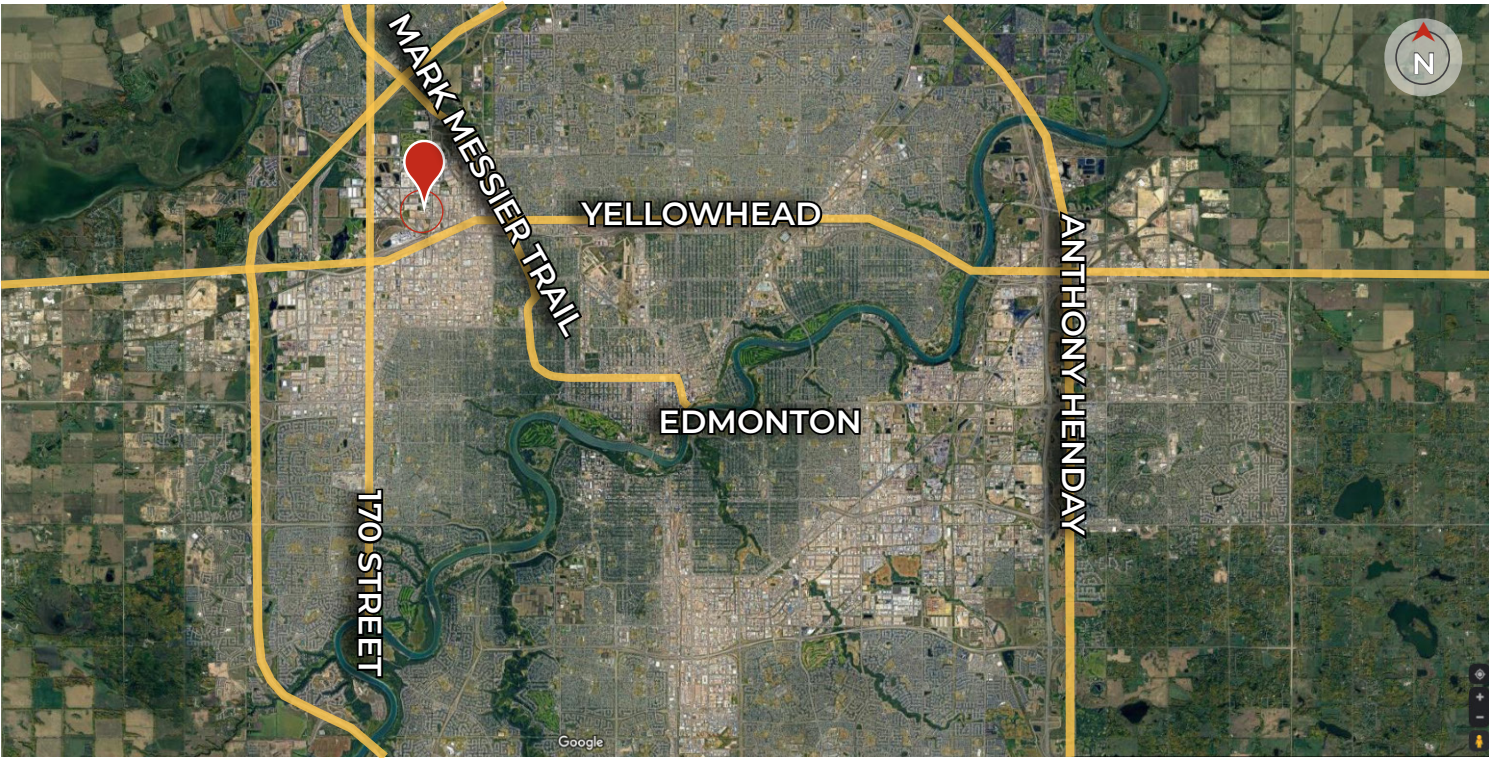


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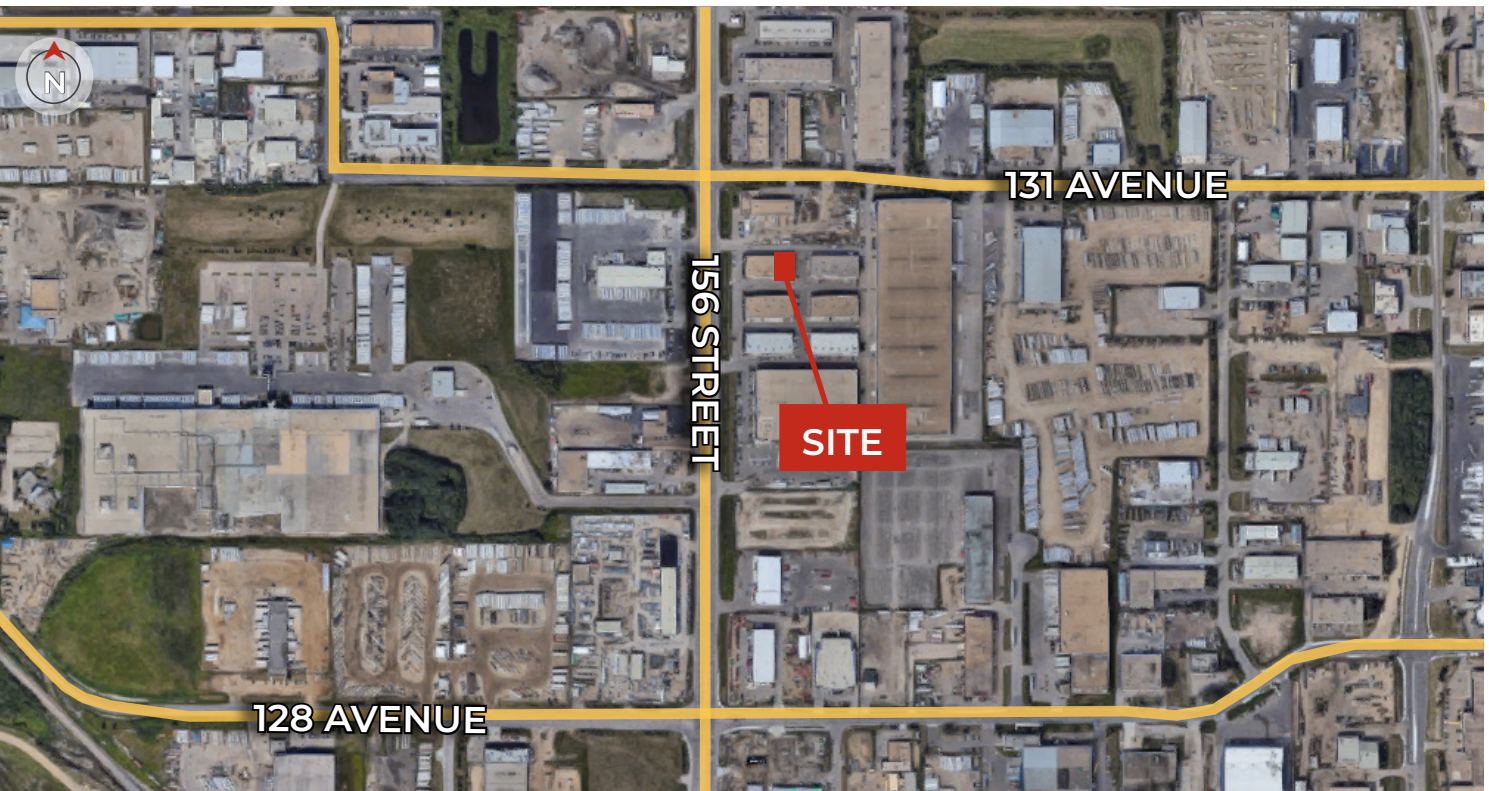
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REGIONAL LOCATION



LOCAL MAP





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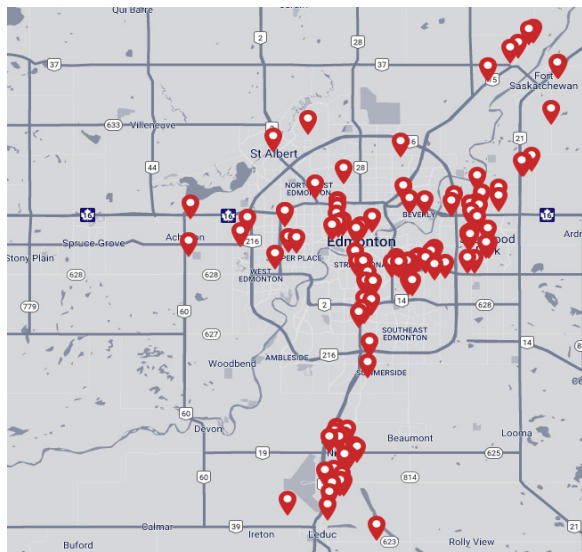
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ABOUT ROYAL PARK REALTY



- 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, 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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