

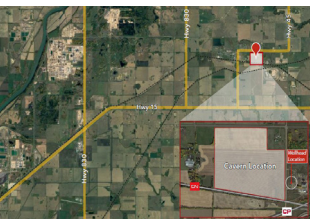




# EXCLUSIVE LISTINGS SUMMARY AUGUST 2023

## SALE – INVESTMENT

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b>	<b>Nakamun Store &amp; Rv Park</b>  <p>56516 Range Road 20, Nakamun Lake, AB</p>	\$1,175,000.00	2.69 Acres (+/-)	<ul style="list-style-type: none"> <li>Established RV campground with 30 (+/-) powered sites</li> <li>5,100 sq ft (+/-) well maintained building, house, convenience store, liquor store, laundromat, coffee lounge and gym</li> <li>1,200 sq ft (+/-) residence with 2 bedrooms &amp; fireplace</li> </ul>
		<a href="#">View Brochure</a> <a href="#">Chris Goossen</a>		
<b>New Listing!</b>	<b>Wally's Fastfood</b>  <p>5002 51 Street, Grassland, AB</p>	\$900,000.00	4,068 sq ft on 0.89 acres (+/-)	<ul style="list-style-type: none"> <li>Share sale – business and building</li> <li>Three separate retail spaces - Restaurant, liquor store and retail shop</li> <li>Established, turn-key fast food restaurant with drive thru</li> </ul>
		<a href="#">View Brochure</a> <a href="#">Chris Goossen</a>		
	<b>Industrial Heartland Storage Cavern</b>  <p>Lamont County, AB</p>	\$11,000,000.00	Please Contact	<ul style="list-style-type: none"> <li>Rare opportunity to purchase the mineral rights for a salt cavern in Alberta's Industrial Heartland</li> <li>Located minutes east of Bruderheim in Lamont County</li> <li>Close proximity to major infrastructure including pipelines, rail, utilities</li> </ul>
		<a href="#">View Brochure</a> <a href="#">Joel Wolski</a>		
	<b>Highway Commercial Land</b>  <p>51420 Range Road 223, Sherwood Park, AB</p>	\$4,300,000.00	15.86 acres (+/-)	<ul style="list-style-type: none"> <li>Highway Commercial zoned land</li> <li>Existing, licensed RV storage business</li> <li>Property has the largest hip roof barn in Strathcona County, two quonsets with concrete floors and a shop</li> </ul>
		<a href="#">View Brochure</a> <a href="#">Joel Wolski</a>		
<b>Price Reduced!</b>	<b>Commercial Condo Investment Opportunity</b>  <p>10112 80 Avenue NW, Edmonton, AB</p>	\$375,000.00	1,050 sq ft (+/-)	<ul style="list-style-type: none"> <li>BACK ON MARKET</li> <li>Tenanted commercial condo</li> <li>Investment opportunity with long term lease in place</li> </ul>
		<a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>		





**ROYAL PARK  
REALTY™**

**NISKU OFFICE**  
 T 780.955.7171  
 F 780.955.7764  
 #25, 1002 7th Street  
 Nisku, AB T9E 7P2

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

**royalparkrealty.  
com**

# SALE – BUSINESS

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Owner/User Investment Opportunity</b>  1210/1220 70 Avenue NW, Edmonton, AB	\$8,000,000.00  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	40,693 sq ft on 4.08 acres (+/-)	<ul style="list-style-type: none"><li>• Owner-user can acquire 18,300 sq ft (+/-) with rental income in place</li><li>• Two building, multi-tenant industrial facility in Maple Ridge Industrial Park</li><li>• Recent lease renewals in place</li></ul>
	<b>Retail Building/ Investment</b>  4926 49 Street, Redwater, AB	\$975,000.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	6,825 sq ft (+/-)	<ul style="list-style-type: none"><li>• Building and land only</li><li>• Investment – strong Tenant in place</li><li>• Tenant is Guardian Pharmacy</li></ul>



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com**