

FOR SALE / LEASE

INDUSTRIAL OFFICE/WAREHOUSE ON 5.07 ACRES

1903 121 Avenue NE, Edmonton, AB



**VENDOR WOULD CONSIDER VTB
REDUCED BY \$1M!**

HIGHLIGHTS

- Office, warehouse and industrial bays with yard storage on 5.07 acres ±
- 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors
- (2) offices - 1,739 sq ft and 1,488 sq ft ±
- Fenced, gated and secured storage area
- Additional yard storage with energized parking stalls
- Vendor/Landlord has demo costs/quotes if required
- Excellent accessibility via Broadmoor Blvd/17 Street, directly off Hwy 16 in NE Edmonton

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Partner, Associate

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Associate

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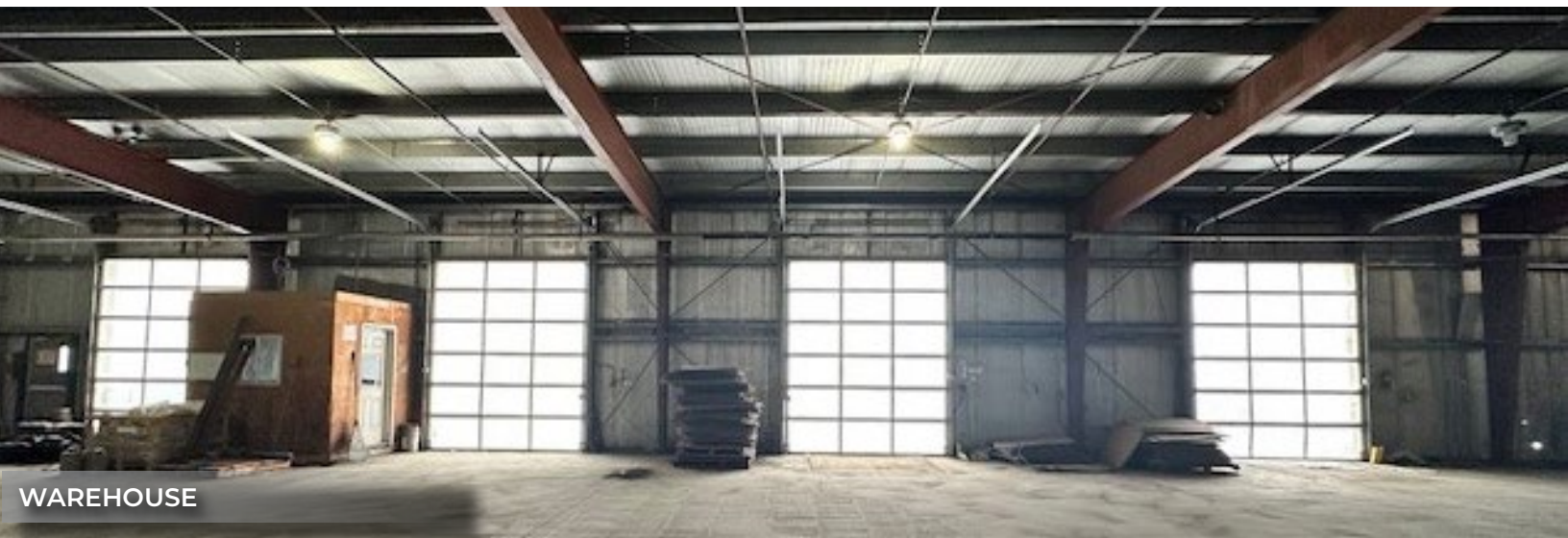


**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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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 The offering may be withdrawn at any time without notice or cause.



WAREHOUSE

ADDITIONAL FEATURES

- Site is heavily compacted, prepped and graveled
- Power gate with fenced, gated and secured storage area
- Office 1 consists of reception, washrooms, kitchen and (5) offices
- Office 2 consists of bullpen area and (5) offices/storage
- Office furniture available
- Energized parking
- Dock levelers (2)

Financials

SALE PRICE	\$3,979,950.00 (\$785K/acre)
PROPERTY TAXES	\$116,383.31/yr (2025)
LEASE RATE	Market
OPERATING COSTS	\$9,915.37/month (2025)
POSSESSION	Negotiable

Property Details

MUNICIPAL ADDRESS	1903 121 Avenue NE, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0928437; Block: 3; Lot: 3A
NEIGHBOURHOOD	Clover Bar Industrial Area
ZONING	IM (Medium Industrial)
YEAR BUILT	1990
SITE SIZE	5.07 Acres ±
LEASABLE OPTIONS:	
OFFICE 1	1,739 sq ft ±
OFFICE 2	1,488 sq ft ±
WAREHOUSE	16,000 sq ft ±
INDUSTRIAL BAY	2,673 sq ft ±
TOTAL	21,900 sq ft ±
LOADING	(5) 10' x 12' dock doors (4) 14' x 14' grade doors
POWER	600Amp, 247/600 Volt, 3 phase (TBC)
LIGHTING	Fluorescent tube & LED
HVAC	Office RTU
CEILING HEIGHT	16' clear at peak
SPRINKLERED	Yes
COLUMN SPACING	25' (warehouse)



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OFFICE 1 RECEPTION



KITCHEN



OFFICE ENTRANCE



POWER GATE



DRIVE-THRU BAYS



SECONDARY OFFICE

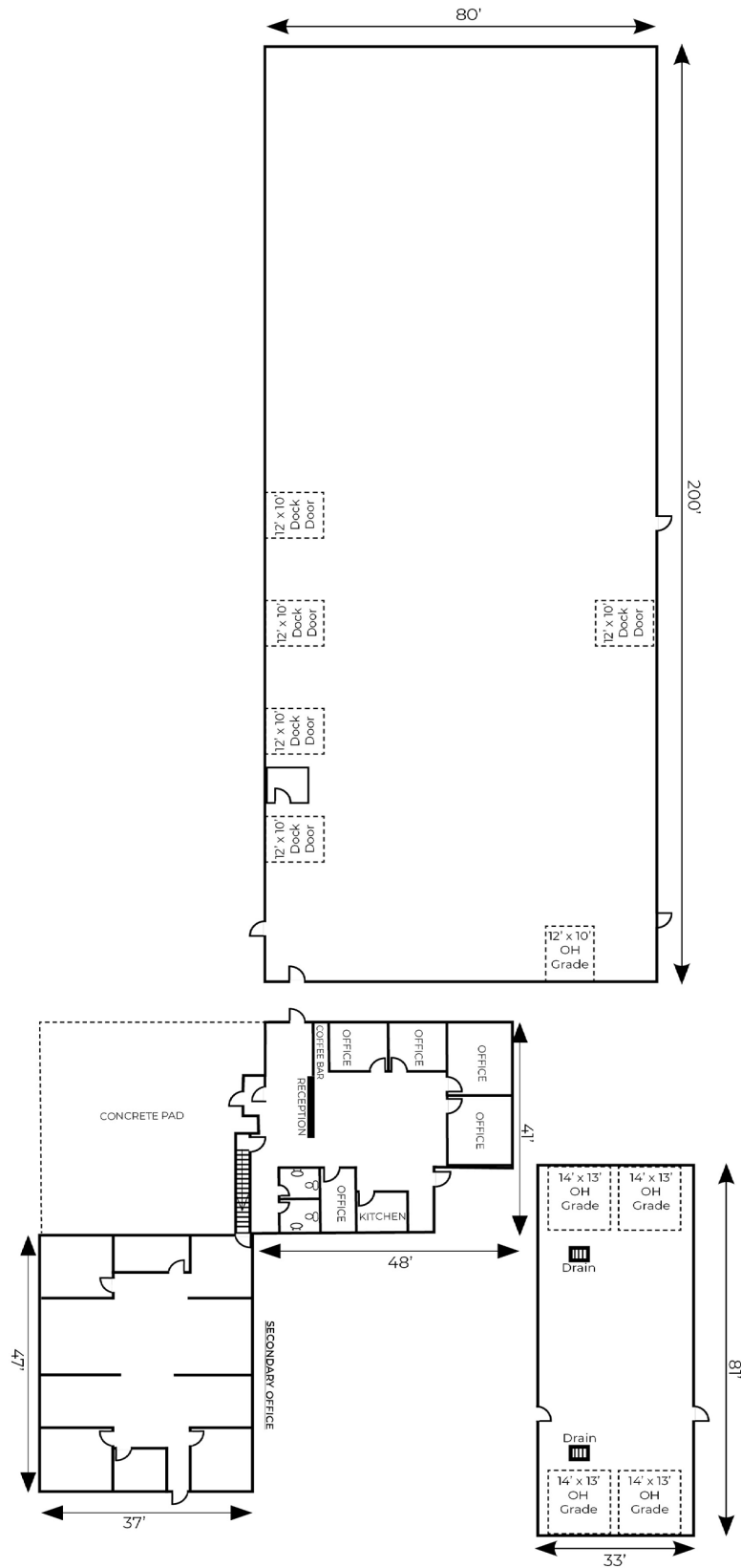


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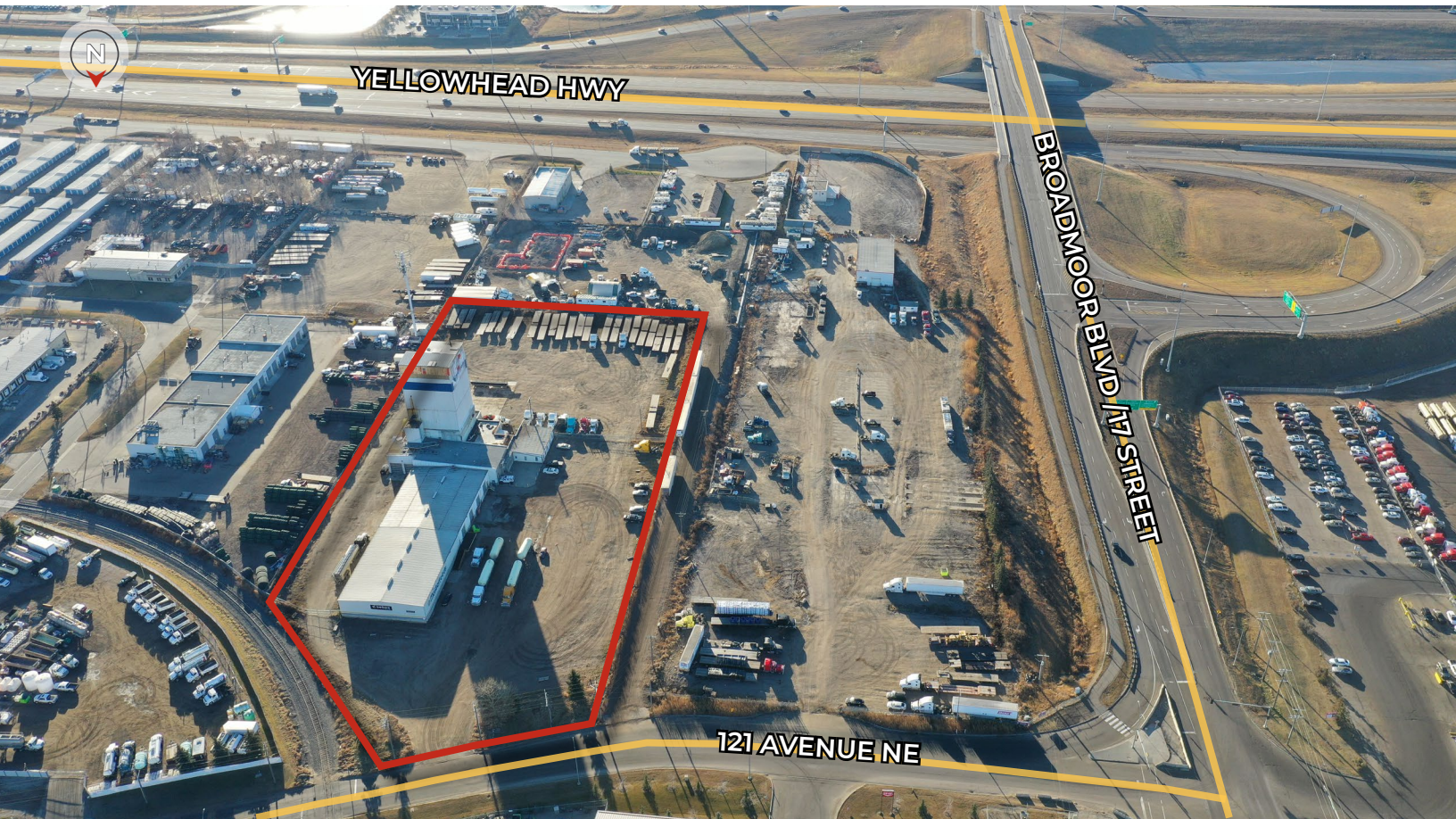
(Provided for illustration only, actual to be verified by purchaser/tenant)



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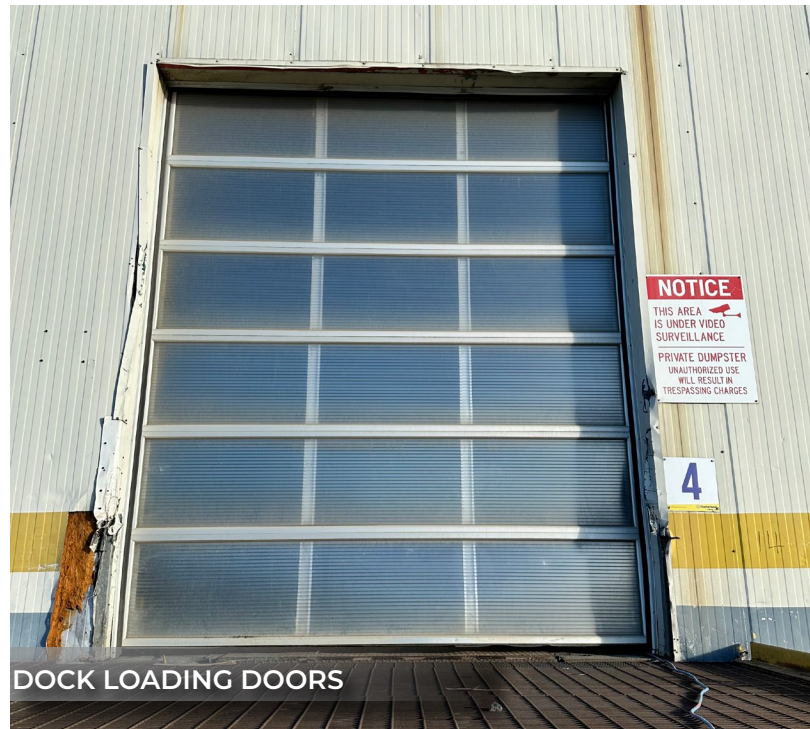
About the Area

Join neighbours such as:

- KAG Canada
- Co-op Cardlock
- Clean Harbours
- Job Site Industrial Rental Services
- Sentinel Storage
- Superior Spray Foam
- LTS Logistics
- Clover Court Motel & RV Park



- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT



DOCK LOADING DOORS



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To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

Permitted Uses	Discretionary Uses
Agricultural support service	Abattoir
Agriculture, general	Agriculture, intensive horticulture (Bylaw 63-2017 – Nov 7, 2017)
Animal grooming and daycare facility	Agriculture, product processing (Bylaw 63-2017 – Nov 7, 2017)
Animal hospital and shelter	Asphalt plant, minor (Bylaw 1-2016 – Jan 19, 2016)
Auctioneering establishment^	Bulk fuel depot
Autobody repair and paint shop	Business support service^
Commercial storage	Cannabis production facility (Bylaw 68-2017 – Jan 26, 2018)
Contractor service, general	Concrete plant, major (Bylaw 1-2016 – Jan 19, 2016)
Contractor service, limited	Concrete plant, minor (Bylaw 1-2016 – Jan 19, 2016)
Custom indoor manufacturing	Food and beverage products
Emergency service^	Food service, specialty^
Equipment, major	Industrial, general^
Equipment, minor	Parking, non-accessory
Funeral service	Recreation, indoor^
Outdoor storage	Recycling, oil depot
Recreational vehicle storage, major (Bylaw 39-2015, July 7, 2015)	Residential security/operator unit^
Recycling depot	Retail, convenience^
Recycling drop-off	Utility service, major
Service station, minor	Warehouse sales^
Truck and manufactured home sales/rental	Waste management, minor
Utility service, minor	
Vehicle repair, major	
Vehicle repair, minor	
Veterinary service, major	



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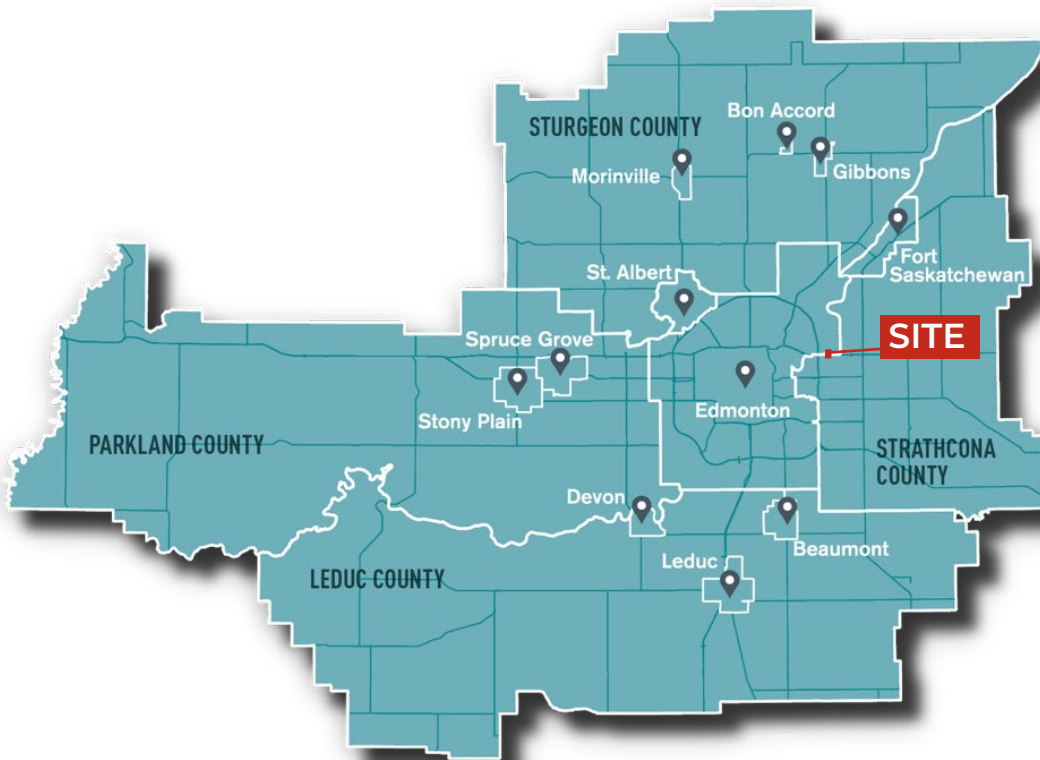
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Neighbourhood



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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