

# FOR SALE

## D116 INDUSTRIAL WAREHOUSE/OFFICE

14710 116 Avenue NW, Edmonton AB



### HIGHLIGHTS

- 16,816 sq ft ± of industrial/office on 0.52 acres ± of land located in Northwest Edmonton, AB
- Corner property with easy access to 149 Street, 142 Street and Yellowhead Trail
- 11,000 sq ft ± of warehouse/shop area has two overhead, grade-level loading doors - (1) 14'(H) x 12'(W)' at the front, (1) 12' (H) x 12'(W) on the side with 9-20 ft ± clear ceiling heights
- For Sale: ~~\$2,100,000.00 (\$125/sq ft)~~ ~~\$1,895,000.00 (\$113/sq ft)~~  
\$1,595,000.00 (\$95/sq ft)

### CONTACT

**THOMAS BRAUN** MBA  
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# OUTDOOR PHOTOS



PARKING AREA



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



FENCED AND GATED SIDE PARKING



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## PROPERTY DETAILS

ADDRESS	14710 116 Avenue NW, Edmonton AB
LEGAL DESCRIPTION	Plan: 2562MC; Block: 8; Lot: 18
ZONING	IM - ( <a href="#">Medium Industrial</a> )
NEIGHBOURHOOD	Huff Bremner Estate Industrial
USE RESTRICTIONS	Bylaws: 12800
BUILT	1962/1974
SITE SIZE	0.52 AC ±
SITE DIMENSIONS	130' x 190' ±
CONSTRUCTION TYPE	Concrete block
ROOF	Type: Roll on Torch on Age: TBC
BUILDING SIZE	Main: 13,066 sq ft ± Mezzanine: 3,750 sq ft ± <hr/> Total: 16,816 sq ft ±
SITE COVERAGE RATIO	58% ±
OFFICE TO WAREHOUSE RATIO	Main floor office: 2,066 sq ft ± Mezzanine office: 3,750 sq ft ± Warehouse: 11,000 sq ft ±  Total: 16,816 sq ft ± Ratio: 66% ± warehouse to office
YARD IMPROVEMENTS	Asphalt yard, fenced and gated
SERVICES	Full city services
POWER	TBC
SPRINKLERED	Yes
PARKING	10 parking stalls
SALE TERMS	Subject to Court required sale process and offer

## FINANCIALS

**Sale Price:**

~~\$2,100,000.00~~

~~\$1,895,000.00~~

**\$1,595,000.00**  
**(\$95.00/sq ft)**

**Property Taxes:**

**\$44,613.71/yr (2023)**

## OFFICE DETAILS

CEILING HEIGHT	Main: 9' ± Second: TBC
HEATING & COOLING	HVAC
LIGHTING	Fluorescent & LED
LAYOUT	(6) offices, (1) boardroom  (1) kitchenette, (2) washrooms  (3) open area, (1) staff room  (1) electrical room, (1) storage room

## WAREHOUSE DETAILS

CEILING HEIGHT	Truss: 10', 18' and 20' ± clear
HEATING	Suspended gas; exhaust/ filtration
LIGHTING	Halide, fluorescent and LED
LOADING	(2) Grade overhead (1) 14' (h) x 12' (w) (1) 12' (h) x 12' (w)
WASHROOMS	(2) main floor, single-stall washrooms



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# AERIALS



NE FACING



NW FACING



SE FACING



SW FACING



LARGE WAREHOUSE AREA WITH MEZZANINE, OVERHEAD DOORS AND EXTRA STORAGE



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# INTERIOR PHOTOS



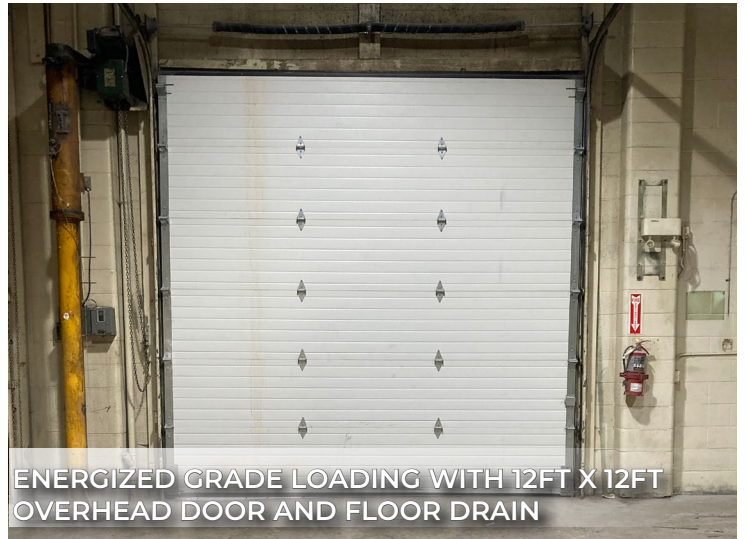
MEZZANINE WITH ACCESS TO SECOND FLOOR OFFICES



WAREHOUSE WITH CEILING FANS, LIGHTING AND SUSPENDED GAS FURNACE



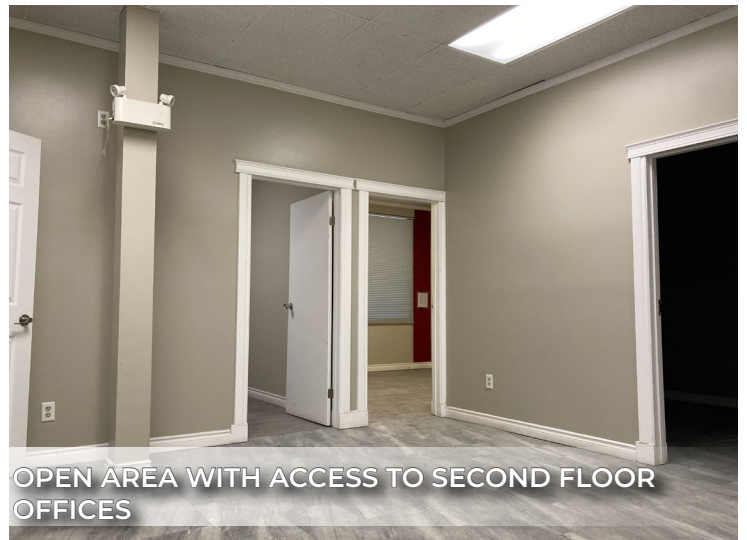
MAIN FLOOR WASHING AREA



ENERGIZED GRADE LOADING WITH 12FT X 12FT OVERHEAD DOOR AND FLOOR DRAIN



LARGE AND BRIGHT MEETING AREA WITH SOUTH-FACING WINDOWS AND CEILING VENTILATION



OPEN AREA WITH ACCESS TO SECOND FLOOR OFFICES

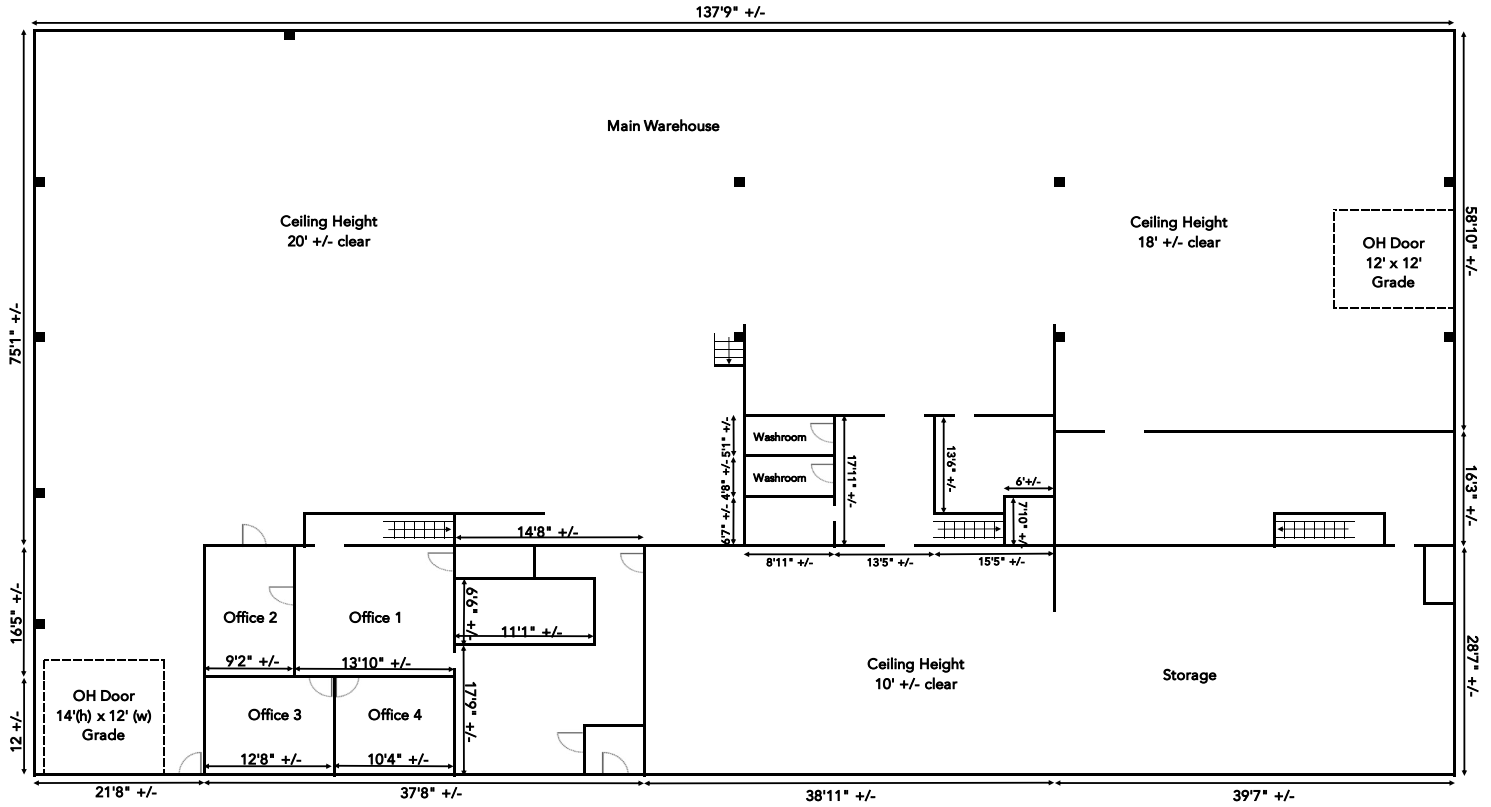


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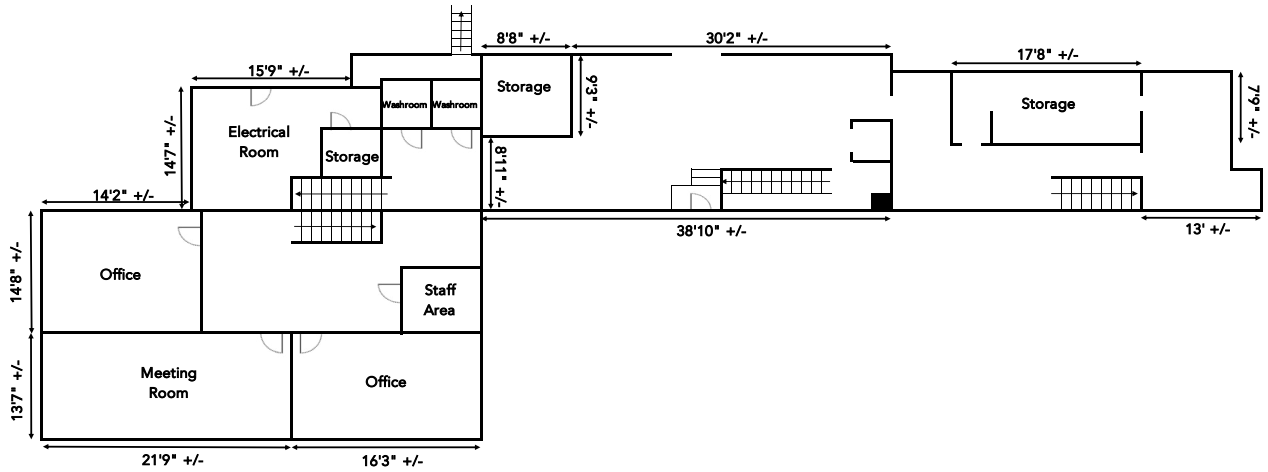
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# FLOOR PLANS *(exact layout and sizes to be confirmed by buyer)*



MAIN FLOOR



SECOND FLOOR MEZZANNINE & STORAGE

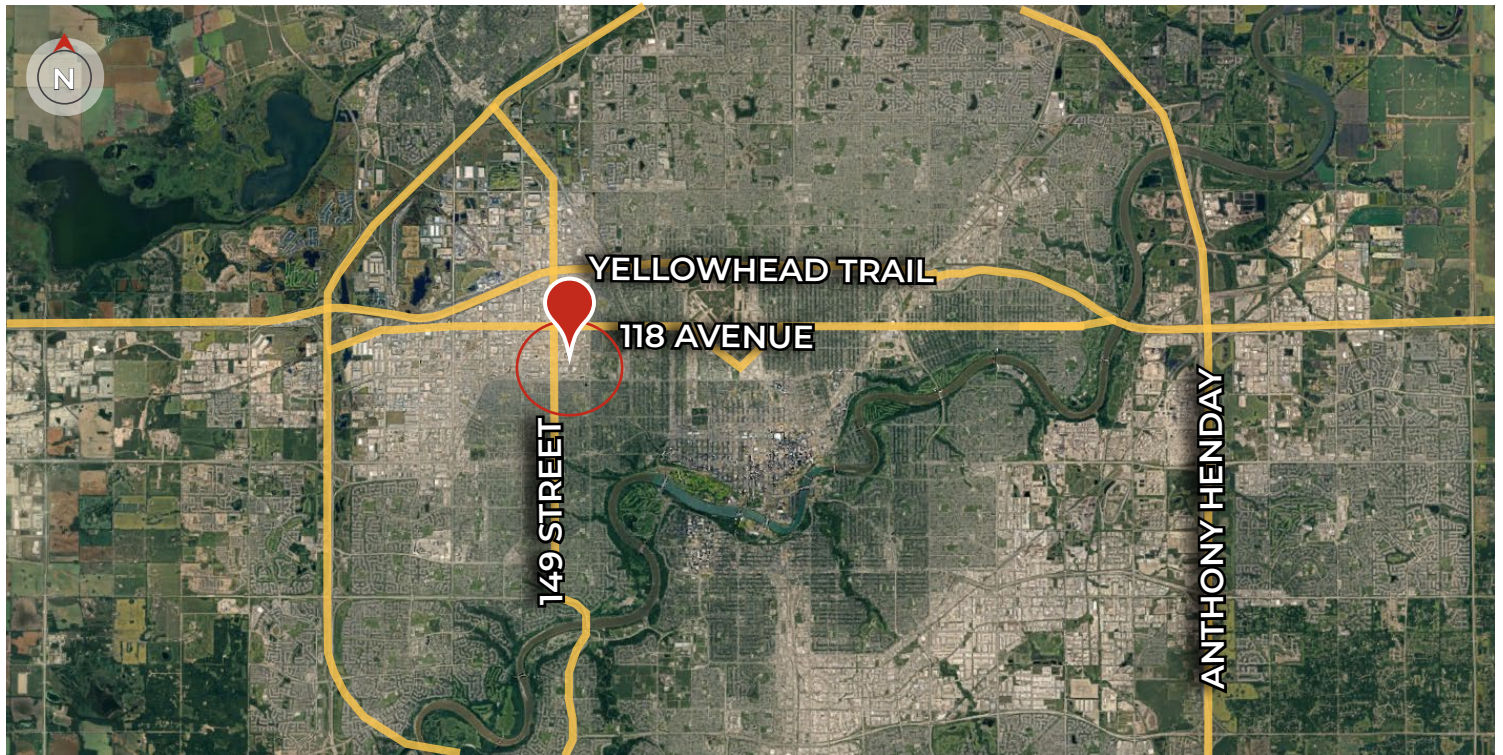
*\* for illustration purposes only, all measurements are +/-*

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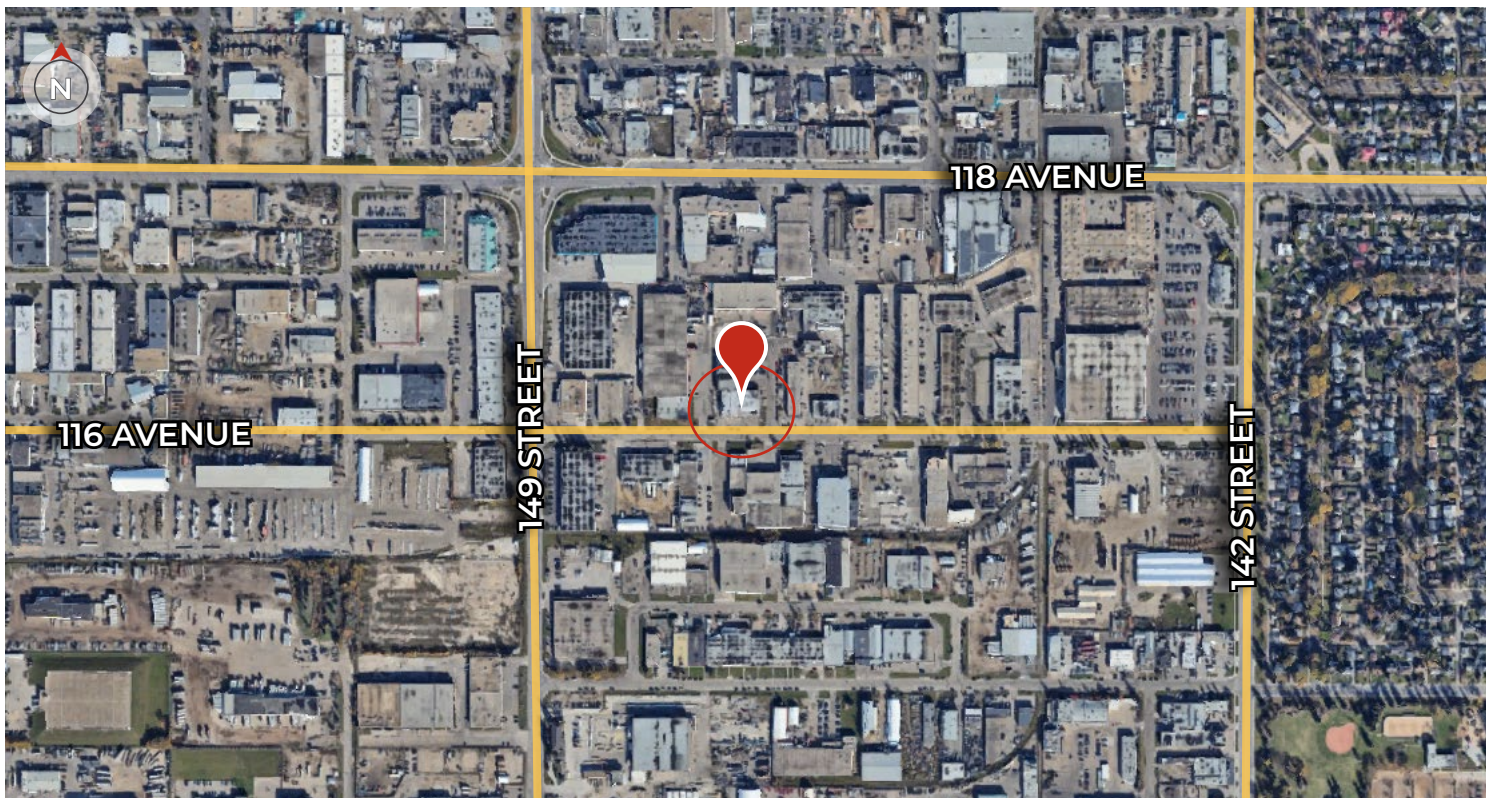
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## REGIONAL MAP



## LOCAL MAP

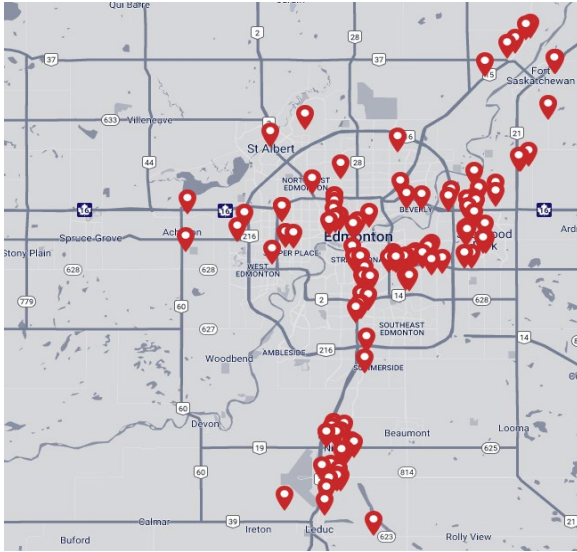


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## ABOUT ROYAL PARK REALTY



- 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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