

FOR SALE/LEASE

LMB 91 RETAIL/OFFICE/FLEX

1703 91 Street SW, Edmonton, AB

26 PARKING
STALLS



HIGHLIGHTS

- 7,040 sq ft of Retail/Office/Flex space in South Edmonton
- Fully developed high-end finishing on both floors
- Property fronts 91 St with exposure to 20,597 vehicles per day
- Located in Summerside with walking distance to Save-On-Foods, Brewster's, Shoppers Drug Mart and more
- Great owner/user property with opportunity for rental income
- Ideal for law, accounting, engineering, flooring, lighting and fitness
- For Sale: \$1,998,000.00 or For Lease: \$19.00/sf net

CONTACT

THOMAS BRAUN MBA

Partner, Associate

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PROPERTY DETAILS

ADDRESS	1703 91 St SW, Edmonton AB
LEGAL DESCRIPTION	Plan: 1421346; Unit: 1
NEIGHBOURHOOD	Summerside
ZONING	EIB (Ellerslie Industrial Business)
BUILT	2014
CONSTRUCTION TYPE	Wood frame
INTERNET	Fibre to the building (TBC)
BUILDING SIZE	14,240 sq ft ±
UNIT SIZE (developed size)	Main: 3,520 sq ft ± (TBC) Second: 3,520 sq ft ± (TBC) Total: 7,040 sq ft ± (TBC)
PARKING	26 reserved stalls 3.74/1,000 sq ft (not including visitor parking)
SIGNAGE	Awning panels available
FIRE SUPPRESSION	Sprinklered
SECURITY	Alarm
POWER	240A at 120/208V (TBC)
ITEMS INCLUDED	Appliances: (2) dishwashers, (2) fridges and (2) microwaves Furniture: Office furniture negotiable Art: Not included



FINANCIALS

Sale Price:	\$1,998,000.00
Property Taxes:	\$48,970.00/yr (2023)
Condo Fees:	\$1,161.50/mo (2023)
Utilities:	Proportionate share of cost or direct
Lease Rate:	\$19.00/sq ft (net)
Op Costs:	\$10.00/sq ft (TBC)
Possession:	90 days negotiable

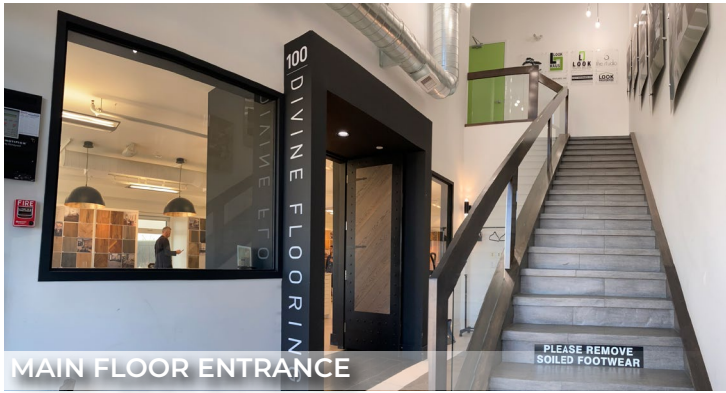


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MAIN FLOOR DETAILS



MAIN FLOOR ENTRANCE



MAIN FLOOR STORAGE



MAIN FLOOR OFFICE



MAIN FLOOR RETAIL AREA WITH PENDANT, TRACK AND LED LIGHTS



MAIN FLOOR KITCHENETTE



MAIN FLOOR BULLPEN

STORAGE DETAILS

SIZE	216 sq ft ±
HEIGHT	9'6" ± clear
HEATING/COOLING	Forced air
LIGHTING	T5 (TBC)
LOADING	(1) 8' x 8' grade OH door
FLOORING	Concrete
LAYOUT	Partially finished garage-like space idea for files, equipment and product storage

RETAIL/OFFICE DETAILS

SIZE	3,304 sq ft ±
HEIGHT	9'6" ± clear
HEATING/COOLING	Dedicated rooftop HVAC
LIGHTING	Fluorescent, LED, pendant and track
LAYOUT	Showroom, 2 offices, bullpen area, kitchenette, 2 washrooms, server room and storage room



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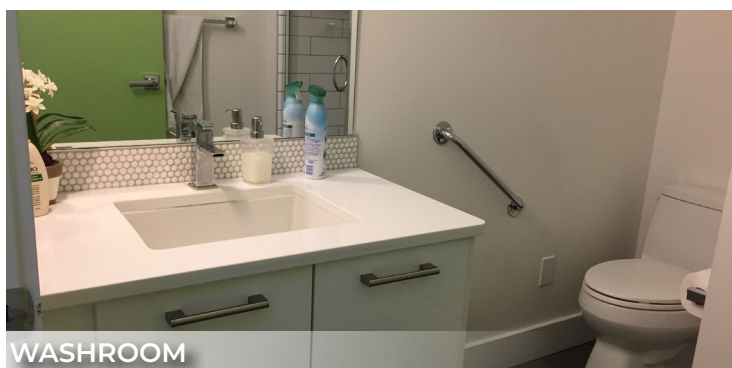
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SECOND FLOOR DETAILS

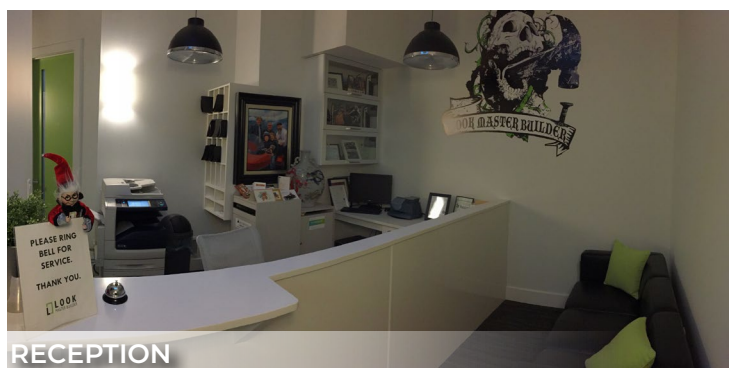
SIZE	3,520 sq ft ±
HEIGHT	10' - 11'6" ± clear
HEATING/COOLING	Dedicated rooftop HVAC
LIGHTING	T5, pendant and chandelier
FLOORING	Carpet tile
LAYOUT	10 offices, 1 boardroom, 1 file room, 1 storage room, reception, kitchenette, 2 bathrooms (one with shower)



OFFICE WITH MULTIPLE WORKSTATIONS



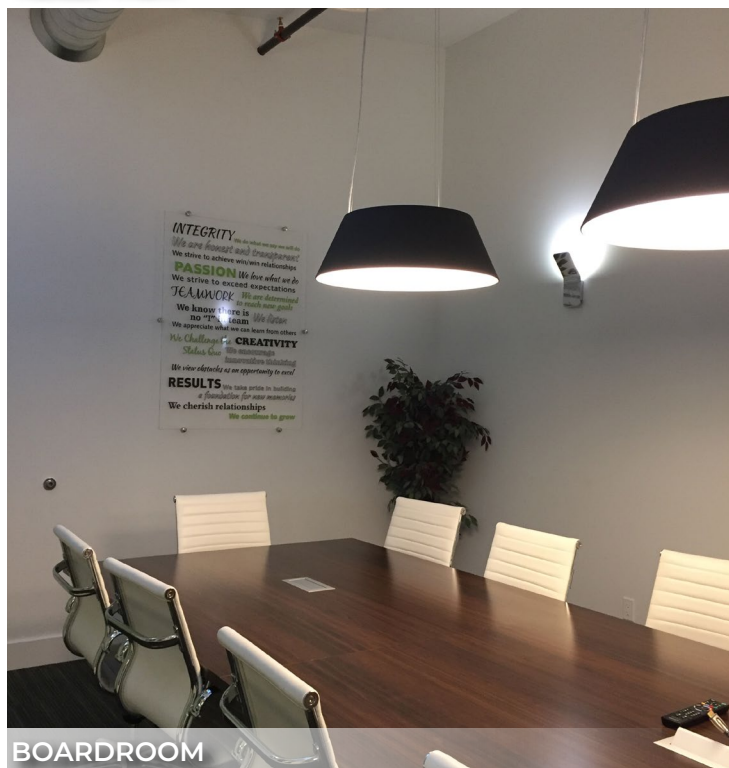
WASHROOM



RECEPTION



OFFICE FINISHING



BOARDROOM



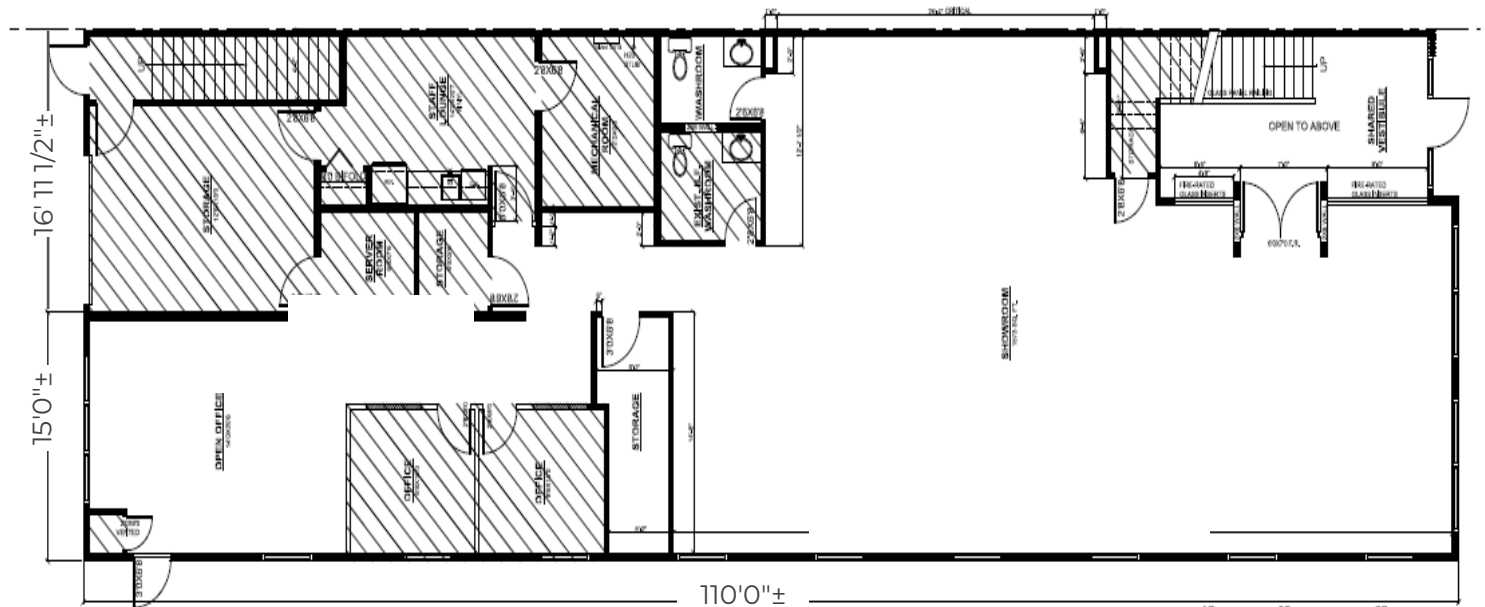
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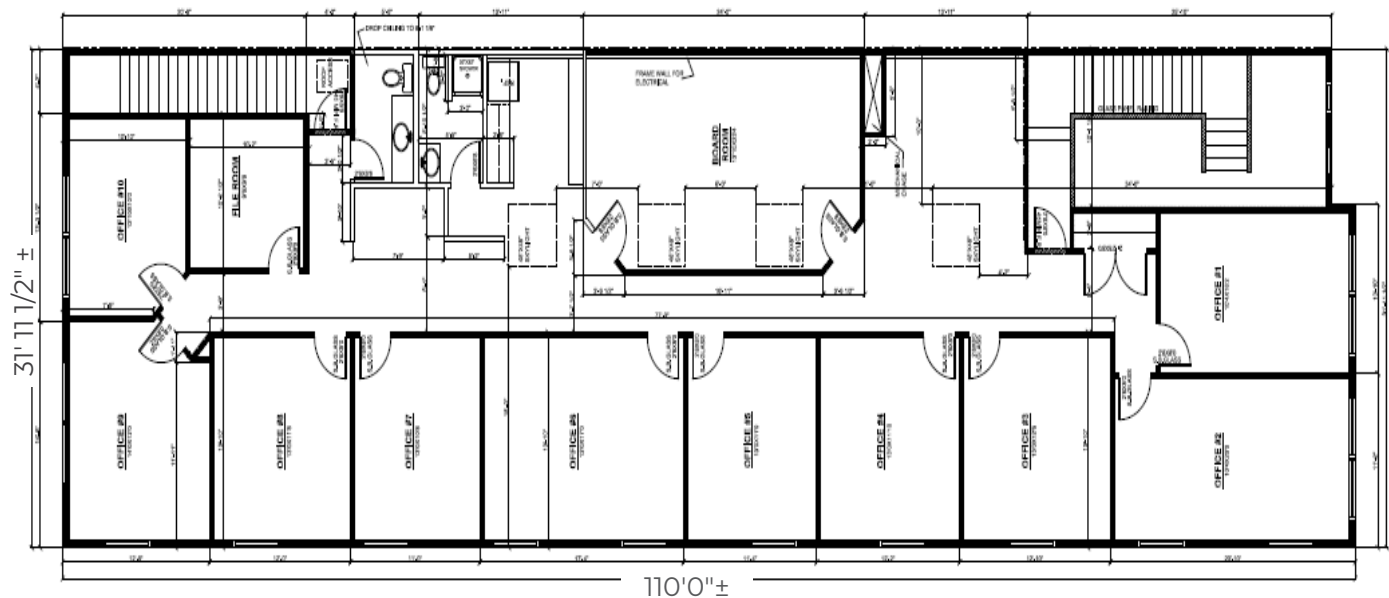
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FLOOR PLANS (exact layout to be confirmed by buyer/tenant)

MAIN FLOOR



SECOND FLOOR

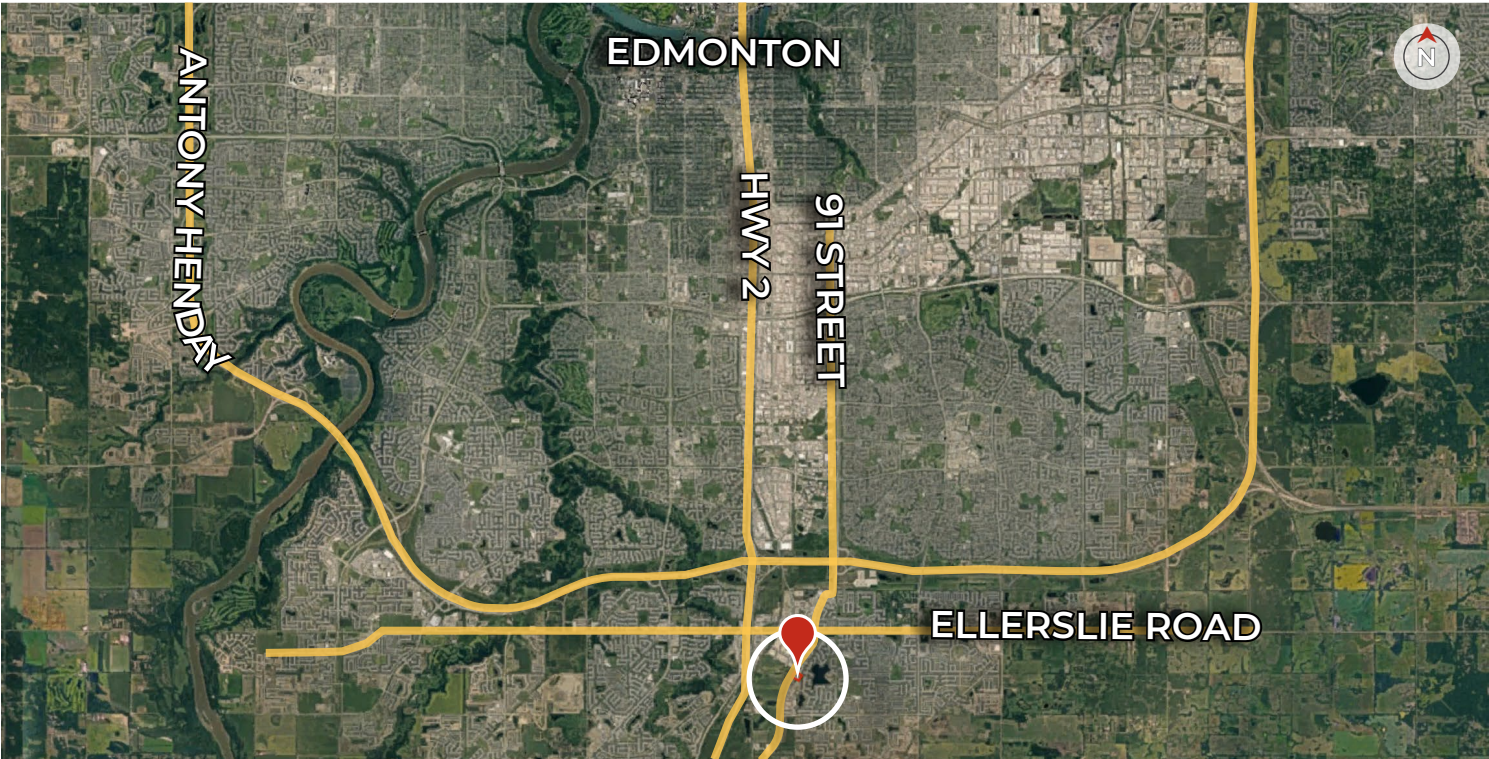


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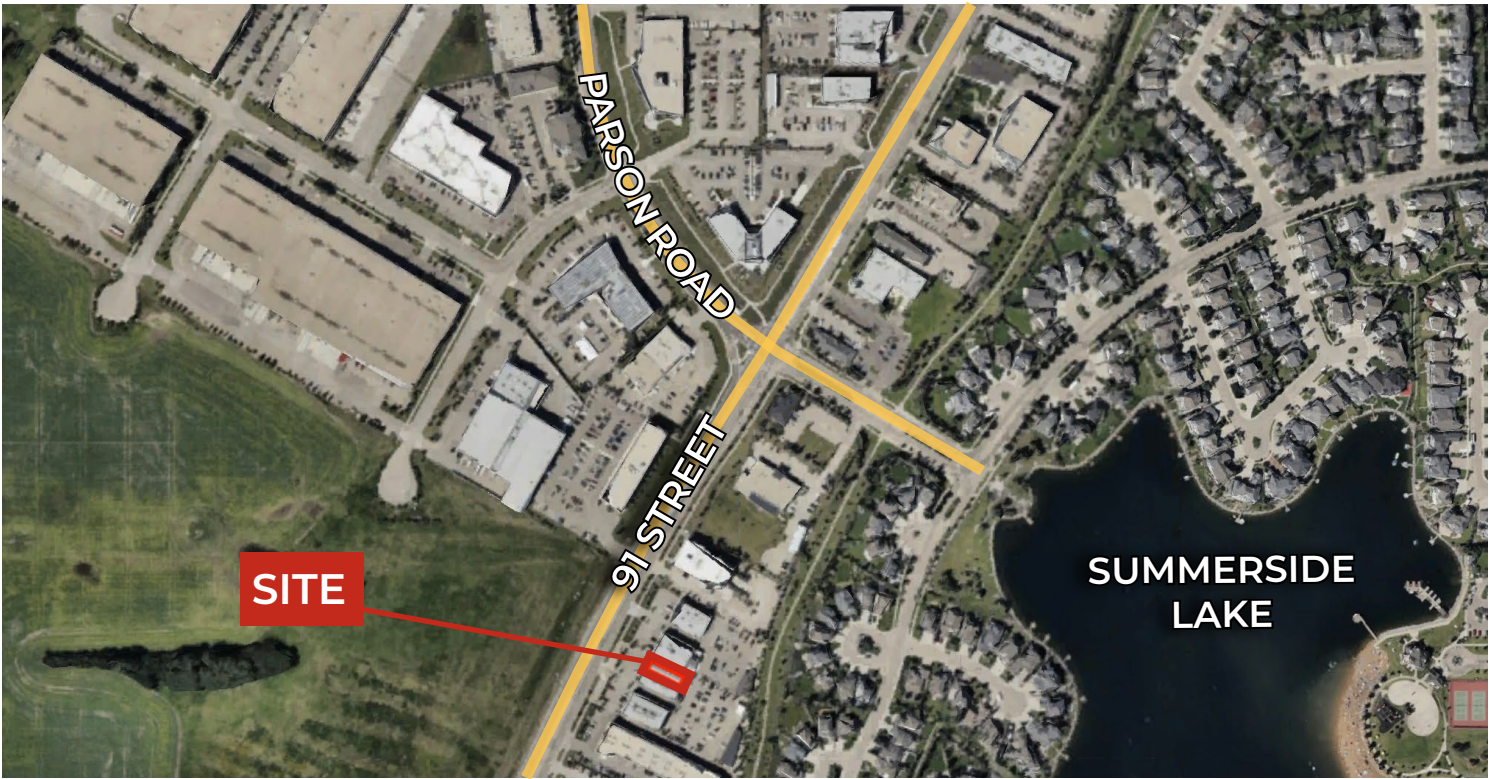
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REGIONAL MAP



LOCAL MAP



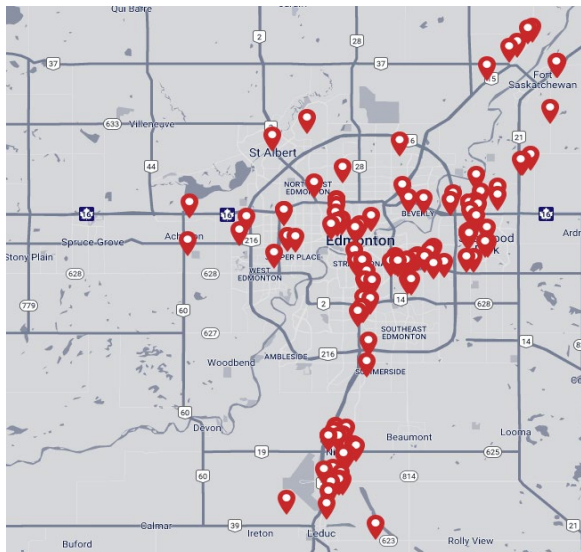


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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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