# FOR SALE

## CPI 111 RETAIL/INDUSTRIAL SITE

15840 111 Avenue NW, Edmonton, AB




## HIGHLIGHTS

- 22,500 sq ft ± of prime commercial retail / industrial / flex real estate just off 111 Avenue in Northwest Edmonton, Alberta
- 13,000 sq ft ± of retail/warehouse/office and 9,500 sq ft ± of cold storage on a 1.6 acre ± parcel of land
- Corner property fronting 111 Avenue with exposure to 21,600 vehicles per day, near Princess Auto
- List price $2,720,000.00

## CONTACT

**THOMAS BRAUN** MBA
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ROYAL PARK REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
**royalparkrealty.com**

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 The offering may be withdrawn at any time without notice or cause.

## PROPERTY DETAILS

| | |
|---|---|
| **ADDRESS** | 15840 111 Avenue NW, Edmonton, AB |
| **LEGAL DESCRIPTION** | Plan: 987KS; Block: 2; Lots: 1 and 2 |
| **ZONING** | IM (Medium Industrial) |
| **NEIGHBOURHOOD** | Sheffield Industrial |
| **SITE SIZE** | 1.604 acres ±<br>290' ± (wide) x 230' ± (deep) |
| **BUILDING SIZE** | Warehouse: 7,925 sq ft ±<br>Retail: 2,700 sq ft ±<br>Office: 2,865 sq ft ±<br>Storage: 9,500 sq ft ±<br>Total: 22,490 sq ft ± |
| **YEAR BUILT** | 1959 ± and 1972 ± |
| **SITE COVERAGE RATIO** | 32% ± as is |
| **YARD IMPROVEMENTS** | Fenced, gated with drains, asphalt surface |
| **POWER** | 200 Amp 3P4W (Tower) (TBC)<br>200 Amp 120/240 Volts (TBC) |
| **SERVICES** | Full municipal (water, power, gas) |
| **TRANSIT** | 1 - 2 blocks from multiple bus stops |

## FINANCIALS

| | |
|---|---|
| Sale Price: | $2,720,000.00 |
| Property Taxes: | $69,081.90/yr *(YE 2024)* |
| Possession: | 90 days negotiable |



2,700 SQ FT ± RETAIL SPACE


125' X 50' WAREHOUSE SPACE 12'7" CLEAR TO TRUSS


OVERHEAD DOORS 10' (HIGH) X 8' (WIDE)

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# BUILDING DETAILS

| | RETAIL | OFFICE | WAREHOUSE | STORAGE |
|---|---|---|---|---|
| BUILDING AREA ± | 2,700 sq ft | 2,865 sq ft | 7,425 sq ft | 9,500 sq ft |
| CEILING HEIGHTS | 10’ 11” ± | 8’ 3” ± | 12’ 7” ± under truss | |
| HEATING/ COOLING | Forced air & A/C | HVAC | Suspended gas | |
| LIGHTING | Fluorescent | Fluorescent | Fluorescent | |
| LOADING | | | (1) 10’ high x 8’ wide<br>(1) 10’ high x 7’ wide | |
| LAYOUT | Open with Cashier’s office | Offices<br>Washrooms<br>Kitchen | Washroom | |

# AERIAL PHOTO




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# SITE PLAN (exact layout to be confirmed by buyer)





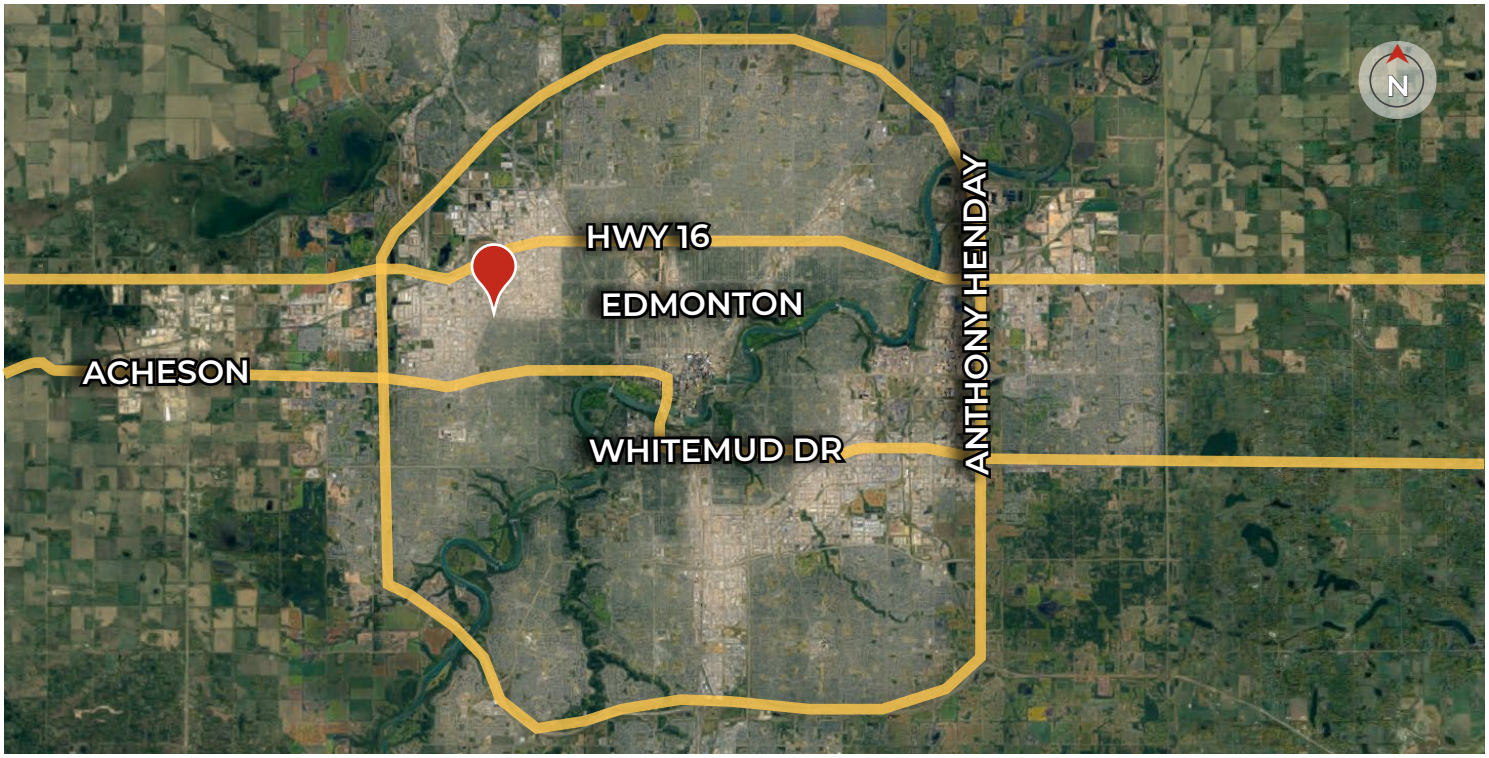


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## REGIONAL MAP




## LOCAL MAP

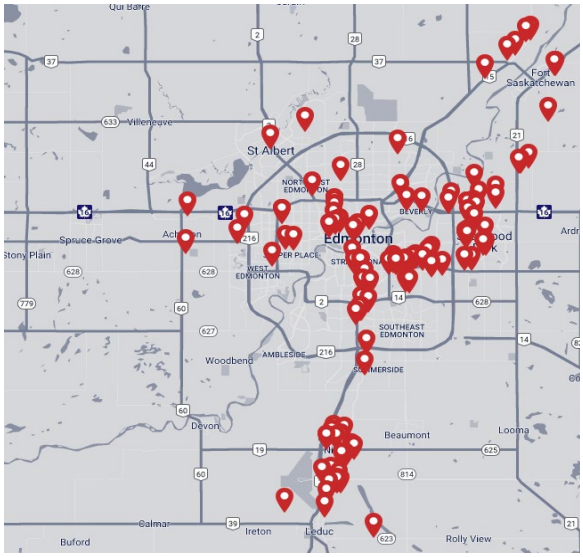



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# ABOUT ROYAL PARK REALTY




- 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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