# FOR SALE

# JK178 WAREHOUSE/OFFICE/FLEX

10750 178 Street NW, Edmonton, AB




## HIGHLIGHTS

- 981 sq ft ± of end-cap, commercial industrial/office condo unit just off 178 Street in northwest Edmonton, Alberta
- This south-facing, bright and clean warehouse / office unit has grade loading, 15'11" ft ± clear ceiling height, one fully developed office space and one washroom
- Businesses in the centre include: martial arts, plumbing & heating, security system supplier, automotive repair, pet daycare, contractor and painting
- For Sale: $269,000.00

## CONTACT

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ROYAL PARK REALTY™

**T** 780.448.0800 **F** 780.426.3007
#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 The offering may be withdrawn at any time without notice or cause.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

| | |
|---|---|
| **MUNICIPAL ADDRESS** | 10750 178 Street NW, Edmonton, AB |
| **LEGAL DESCRIPTION** | Condominium Plan: 8322000 Unit: 9 |
| **ZONING** | IM - Medium Industrial |
| **NEIGHBOURHOOD** | Wilson Industrial |
| **YEAR BUILT** | 1983 |
| **CONSTRUCTION TYPE** | Wood frame construction, vinyl siding exterior |
| **SIZE** | |
| **MAIN FLOOR** | 981 sq ft ± |
| **MEZZANINE** | 120 sq ft ± (not included in total) |
| **OFFICE TO WAREHOUSE RATIO** | Office: 120 sq ft ±<br>Warehouse: 861 sq ft ±<br>Total: 981 sq ft ±<br>Ratio: 12% |
| **PARKING** | 4 stalls ± |
| **POWER** | 100A at 120/208 Volt(TBC) |
| **INTERNET** | Fibre (TBC) |
| **SERVICES** | Full city services |

## AERIALS










## FINANCIALS

**Sale Price:** $269,000.00

**Property Taxes:** *(2024)* $5,173.52/yr

**Condo Fees:** *(2024)* $1,750.00/yr

**(To be confirmed by purchaser)*

**Possession:** Immediate

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## WAREHOUSE DETAILS

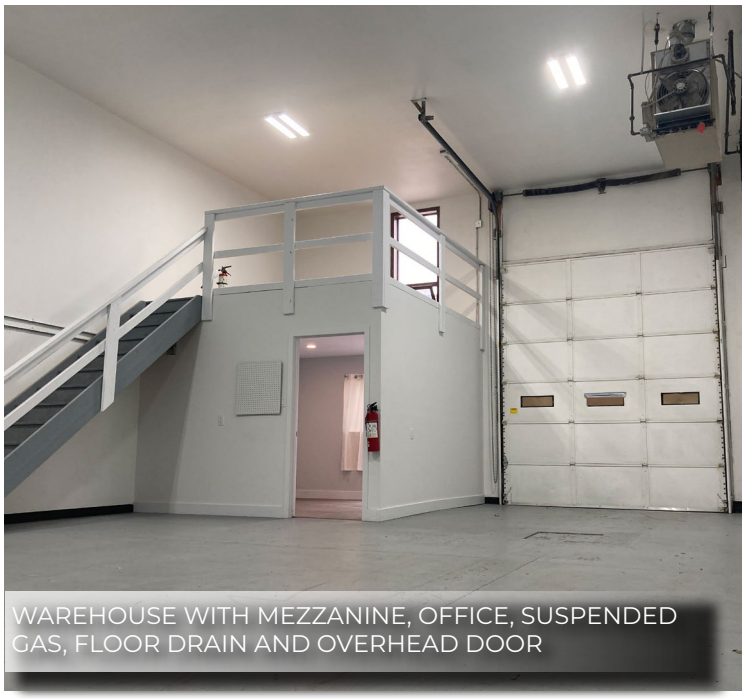
| | |
|---|---|
| **WAREHOUSE SIZE** | 861 sq ft ± |
| **CEILING HEIGHT** | 15’ 11” ± clear |
| **HEATING** | Suspended gas furnace |
| **LIGHTING** | LED |
| **LOADING** | 12’(H) x 10’(W) grade |
| **WASHROOM** | One |
| **DRAINAGE** | Floor drain |

## PHOTOS


MEZZANINE


12’ (H) X 10’ (W) OVERHEAD DOOR


WAREHOUSE WITH 15’11” CLEAR CEILING HEIGHT


WAREHOUSE WITH MEZZANINE, OFFICE, SUSPENDED GAS, FLOOR DRAIN AND OVERHEAD DOOR

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## OFFICE DETAILS

| | |
|---|---|
| **OFFICE SIZE** | 120 sq ft ± |
| **CEILING HEIGHT** | 7’9” ± clear |
| **LIGHTING** | LED pot lights |
| **LAYOUT** | (1) Office |

## PHOTOS


BRIGHT, CLEAN OFFICE WITH LED POT LIGHTS


WASHROOM


END CAP UNIT WITH FENCED & GATED YARD AND SEA CAN STORAGE


20 FT SEACAN STORAGE

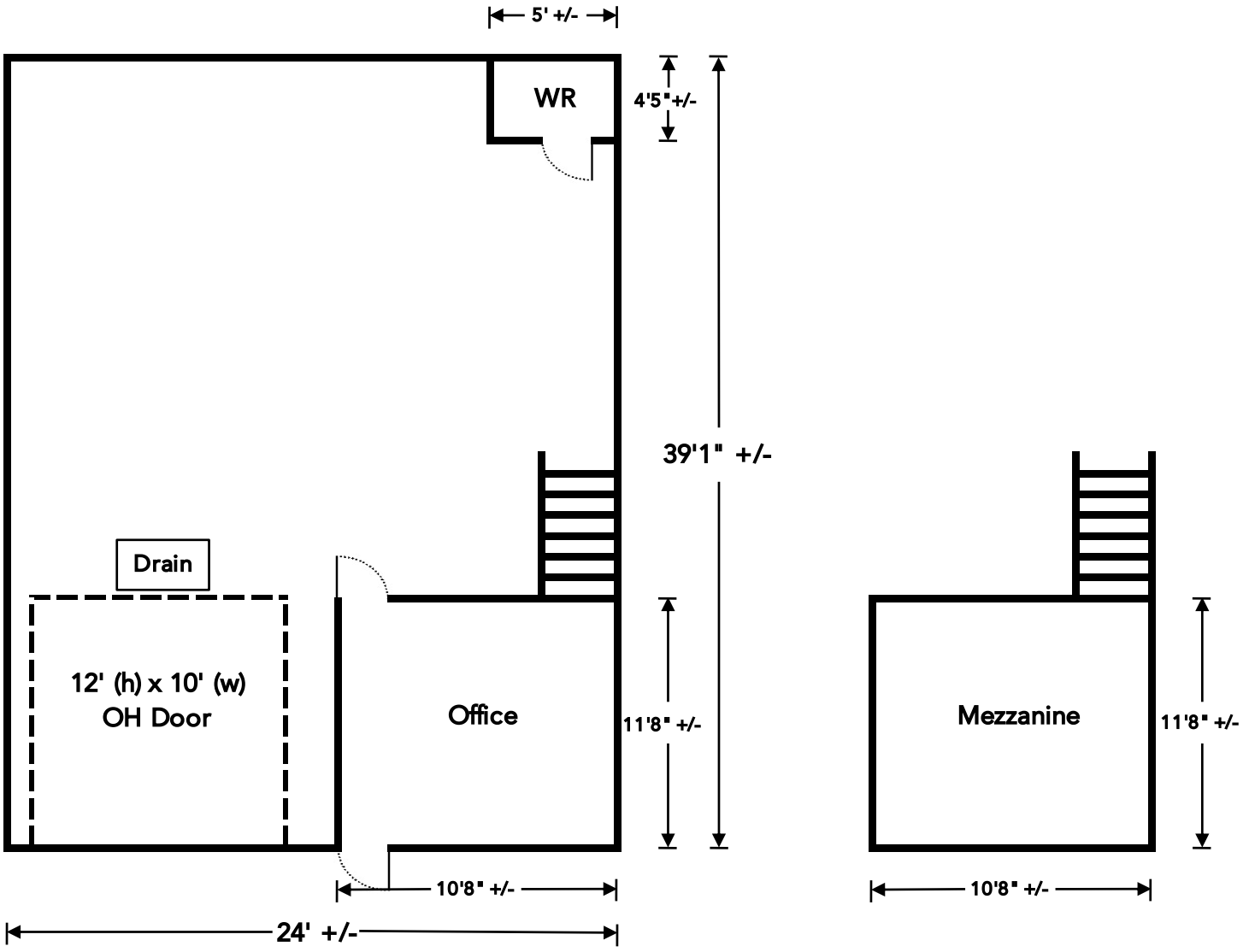
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# FLOOR PLAN

(For illustration purposes only. Exact measurements and layout to be confirmed by buyer.)





FENCED YARD 800 SQ FT , 20 FT SEACAN, PARKING AND LOADING

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## REGIONAL LOCATION




## LOCAL MAP

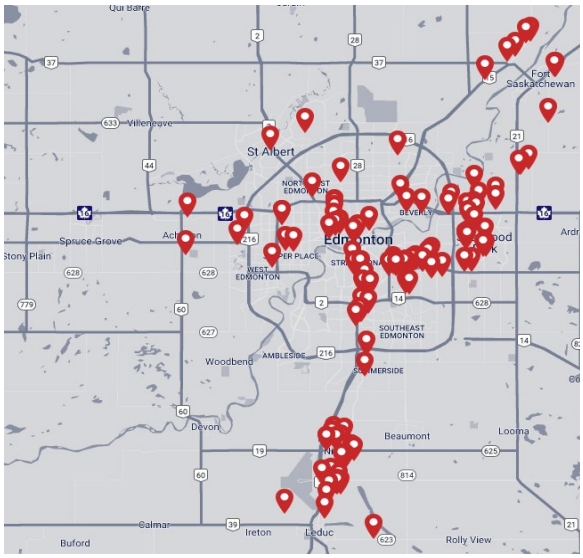



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# ABOUT ROYAL PARK REALTY




- 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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