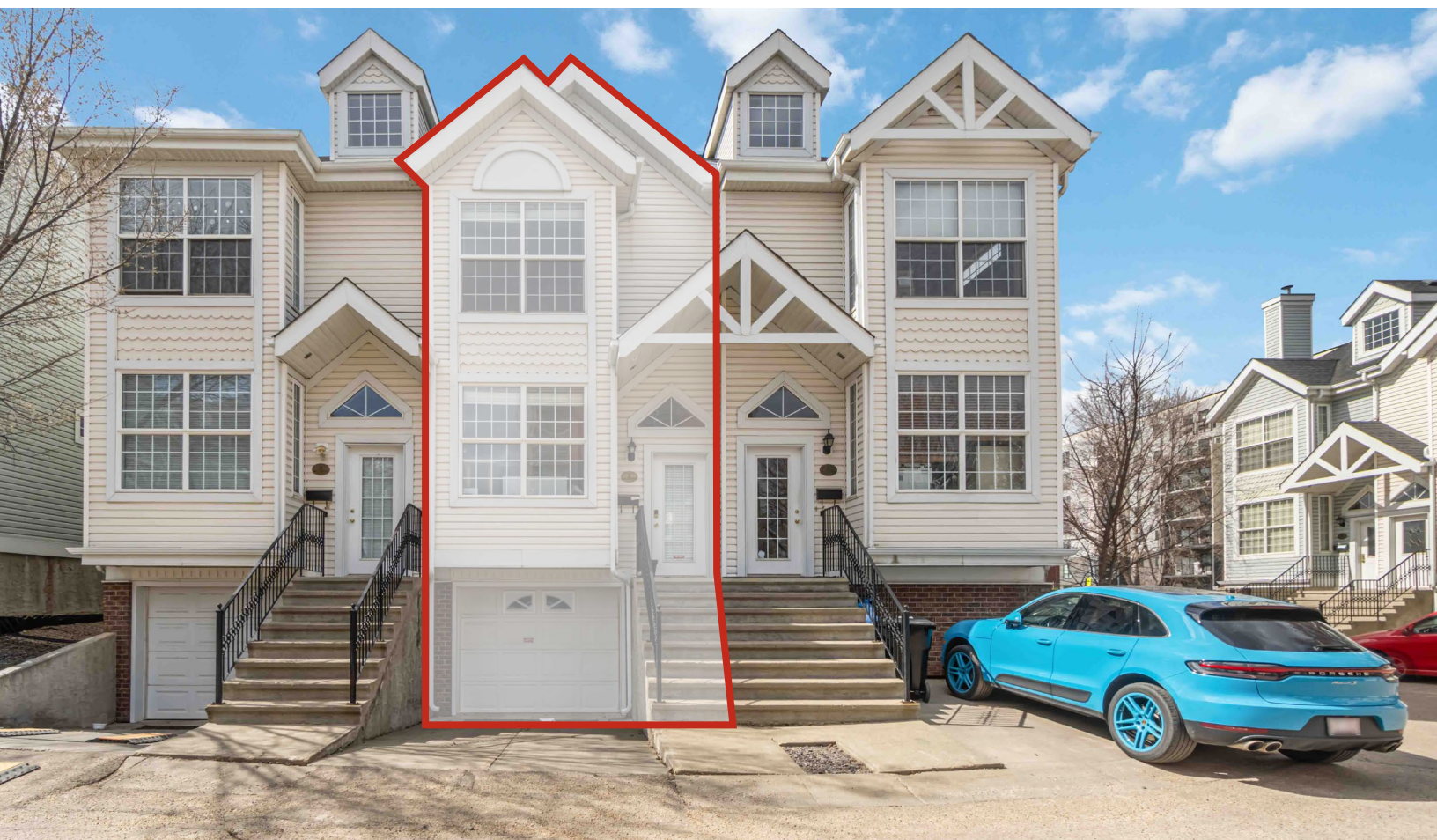


# FOR SALE

## URBAN OFFICE SPACE

#2, 10235 111 St NW, Edmonton, AB



### HIGHLIGHTS

- Located in the beautiful Railtown Estates community
- Perfect location for “Work from Home” convenience
- Available immediately
- Vendor is highly motivated

**CODY HUCHKOWSKI**

Associate

**C** 778.985.7922

[cody@royalparkrealty.com](mailto:cody@royalparkrealty.com)



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 The offering may be withdrawn at any time without notice or cause.

**For Sale | #2, 10235 111 St NW, Edmonton, AB**



## Property Details & Financials

**MUNICIPAL ADDRESS** #2, 10235 111 St NW, Edmonton, AB

**LEGAL DESCRIPTION** Plan: 0120629; Unit: 85

**ZONING** DC2 472 - ([Site Specific Development Control Provision](#))

**NEIGHBOURHOOD** Railtown Estates

**TYPE OF SPACE** Office

**SIZE** 1,354 sq ft ±

**PARKING** Attached garage

**SALE PRICE** **\$429,000.00**

**PROPERTY TAXES** \$ 8,772.51/yr (2024)



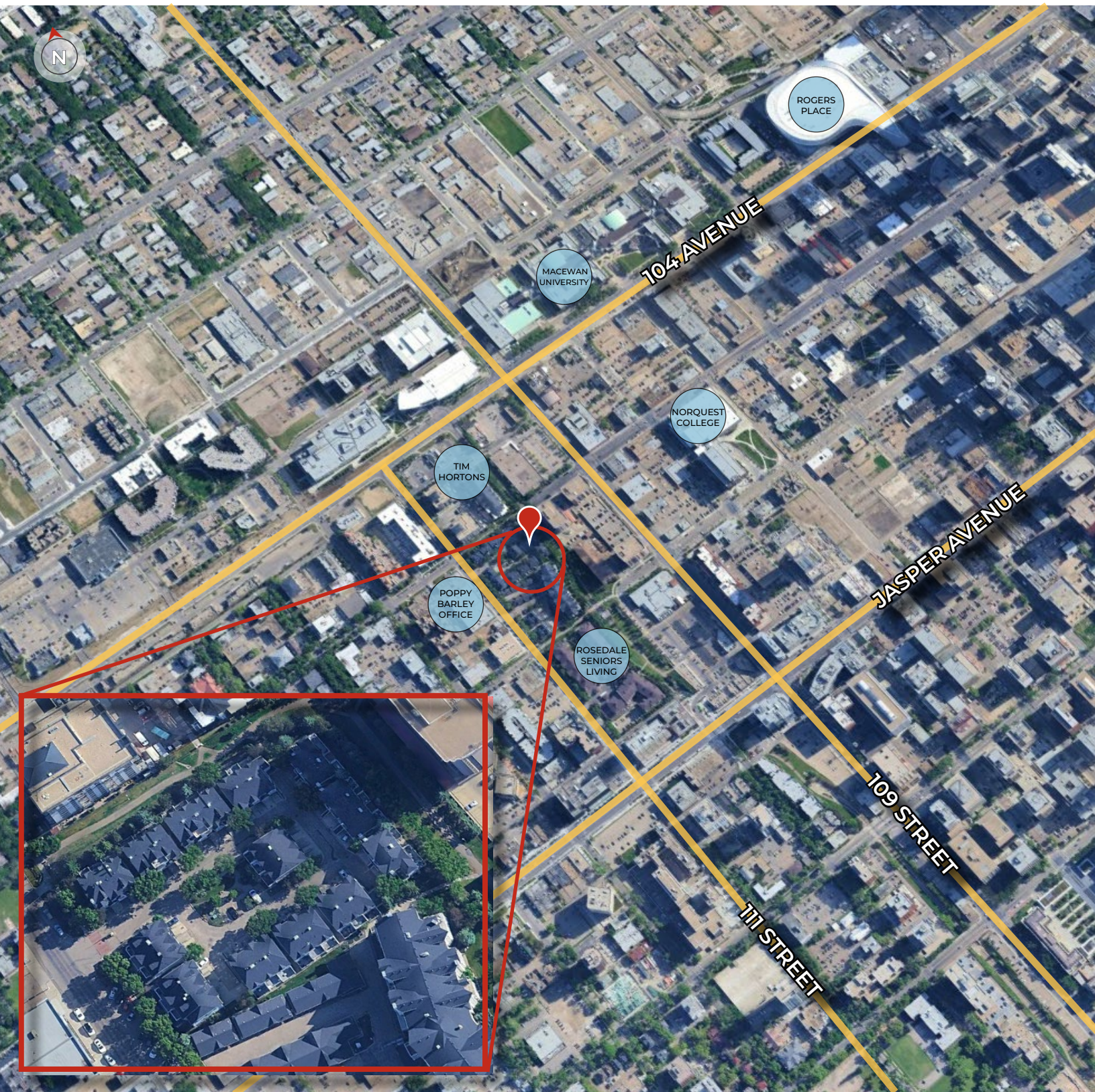
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## Property Location



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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

## Cody Huchkowski, Associate



**C** 778.985.7922  
cody@royalparkrealty.com

After spending 13 years honing his interpersonal skills in in-home sales in the Greater Vancouver area, Cody Huchkowski recently relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is a passionate and driven commercial real estate professional who shows up every day with energy, grit, and a commitment to constant growth. Nearly six months into his career, Cody has been all-in on sharpening his skills, building relationships, and pushing himself to deliver real value for his clients.

Whether you're an investor, business owner, or developer, Cody's here to help you seize opportunities and achieve your goals. He believes success in real estate isn't just about transactions — it's about trust, strategy, and teamwork. When his clients win, he wins. If you're looking for someone who's hardworking, approachable, and always ready to go the extra mile, connect with Cody and make things happen!



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