

FOR SALE

PS170 OFFICE CONDO

16880 111 Ave NW, Edmonton, AB



PRICE IMPROVED | \$990,000 (\$222/SQ FT)
OPTIONAL INCOME IN PLACE

HIGHLIGHTS

- Flexible ownership: occupy all or a portion
- Income-ready: office-by-office leasing structure in place
- Hedge occupancy costs with in-place revenue
- Fully built-out, 4,500sf office, move-in ready (furniture & art included)
- Exposure to 170 Street (28,000+ vehicles/day)
- Ideal for professional users: psychology, legal, accounting, insurance, medical
- For Sale: \$990,000.00 (\$222/sq ft) ~~\$1,095,000.00~~

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ROYAL PARK
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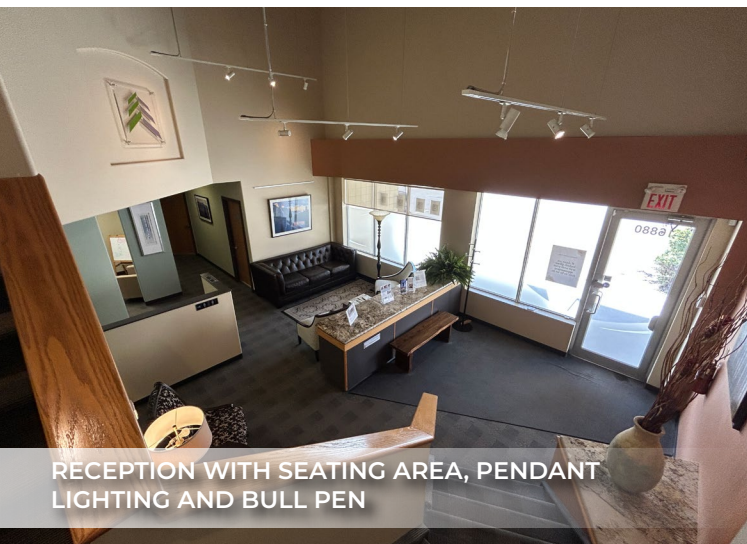
Property Details and Financials | Flexible Income Opportunity



WEST FACING FRONT ENTRANCE WITH NINE PARKING STALLS (TBC)



PROFESSIONAL CLIENT SITTING AREA



RECEPTION WITH SEATING AREA, PENDANT LIGHTING AND BULL PEN

Ownership Scenarios and Income Positioning

Income potential available. Flexible office leasing allows for diversified tenant mix. Additional details available upon request.

Option 1 – Owner/User

- Occupy entire building
- Eliminate lease exposure

Option 2 – Hybrid

- Occupy a portion
- Offset costs with rental income

Option 3 – Investor

- Continue office-by-office leasing model
- Stabilize income over time

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | 16880 111 Ave NW, Edmonton, AB |
| LEGAL DESCRIPTION | Condo Plan: 9724094; Units; 29 & 30 |
| ZONING | BE (Business Employment) |
| NEIGHBOURHOOD | West Sheffield Industrial |
| YEAR BUILT | 1997 (TBC) |
| SIZE | 4,500 sq ft ± |
| INCLUSIONS | Office furniture, decor, cabinets |
| PARKING | 9 designated stalls (additional available TBC) |
| CEILING HEIGHT | 8 - 8'3" ± |
| LIGHTING | Pendant, pot and fluorescent |
| FLOORING | Carpet |
| LAYOUT | Main floor: Reception, (5) offices, (2) washrooms, (1) kitchenette, (2) bullpens. Second floor: (4) offices, (1) boardroom and (1) washroom |
| INTERNET | (TBC) |
| SALE PRICE | \$990,000.00 (\$222/sq ft) |
| PROPERTY TAXES | \$17,571.26/yr (YE 2025) |
| CONDO FEES | \$993.72/mo (YE 2025) |
| POSSESSION | 60 days negotiable |



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Interior Photos | Flexible Income Opportunity



MAIN FLOOR WASHROOM, ONE OF THREE TOTAL



LEASE READY WEST FACING OFFICE



INCOME GENERATING OFFICE WITH FLEXIBLE LAYOUT



REFRESHMENT BAR FOR ENHANCED TENANT APPEAL



KITCHENETTE AND DOCUMENT PREPARATION AREA



BOARDROOM WITH WHITEBOARD AND PROJECTOR TO MAXIMISE INCOME POTENTIAL



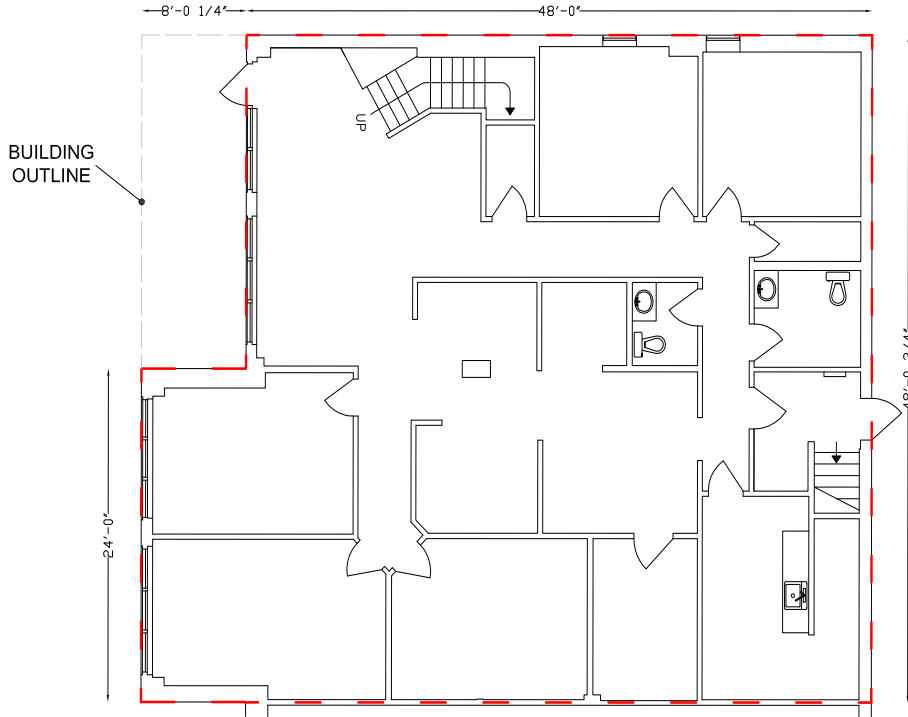
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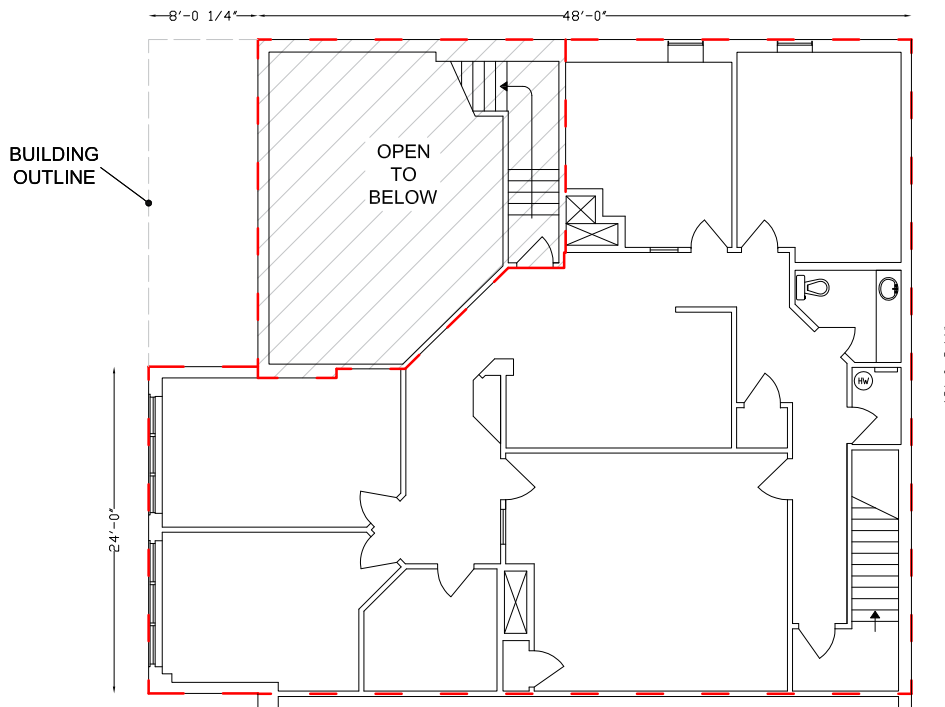
Main Floor Floor Plan | Flexible Income Opportunity

(exact layout to be confirmed by purchaser)



Second Floor Floor Plan

(exact layout to be confirmed by purchaser)

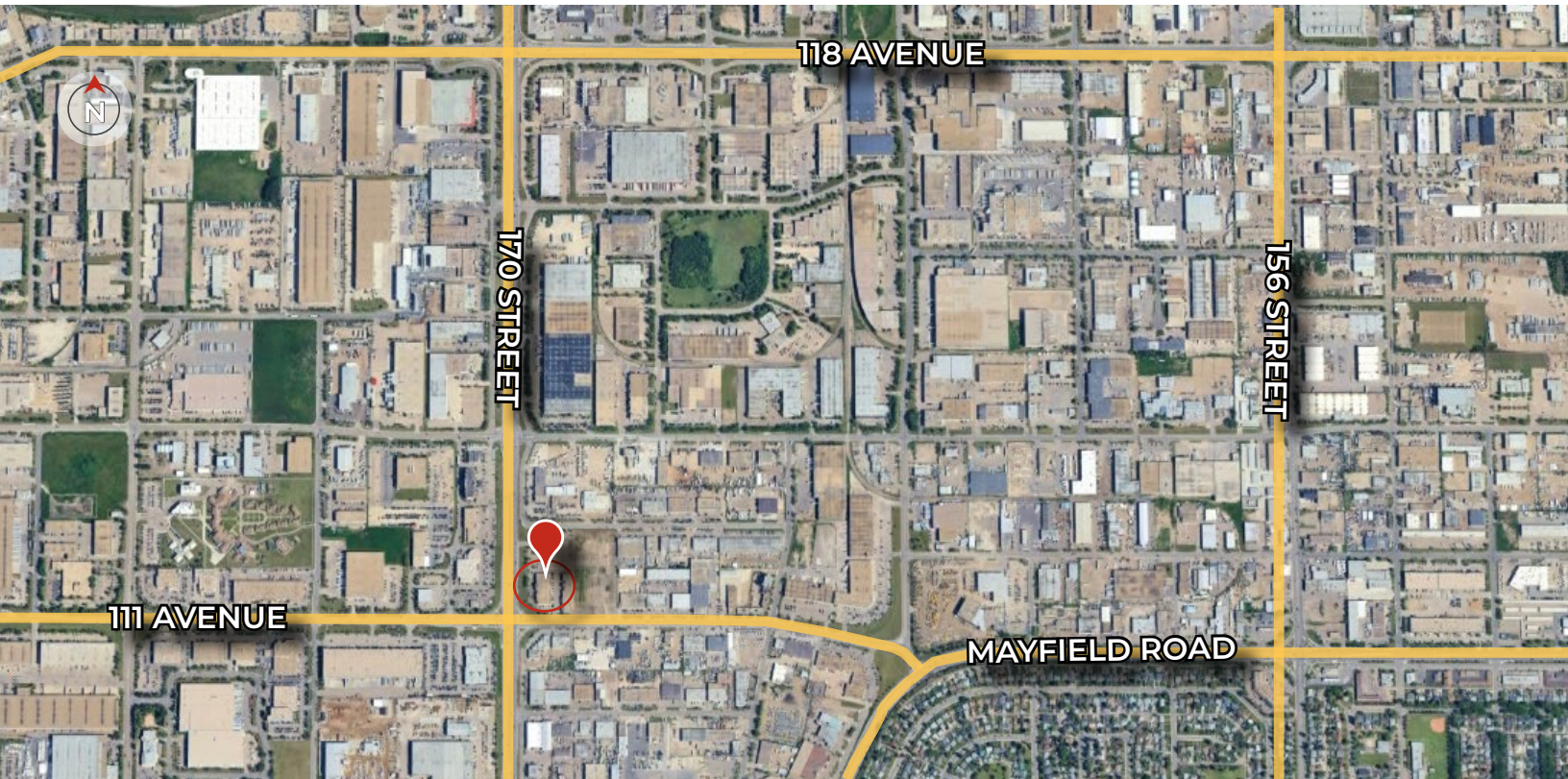


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Local Map | Flexible Income Opportunity



Regional Map



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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

Thomas Braun, MBA | Partner, Associate



THOMAS BRAUN

Partner, Associate

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thomas@royalparkrealty.com

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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