

FOR SALE

PS170 OFFICE CONDO

16880 111 Ave NW, Edmonton, AB



HIGHLIGHTS

- 4,500 sq ft ± of office/flex space in NW Edmonton, AB
- Fully developed institutional-like office finishings on both floors
- Centre fronts 170 St with exposure to 28,798 vehicles per day
- Great owner/user property with opportunity for rental income
- Ideal for law, accounting, psychology, home builder and much more
- For Sale: \$1,095,000.00

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details and Financials

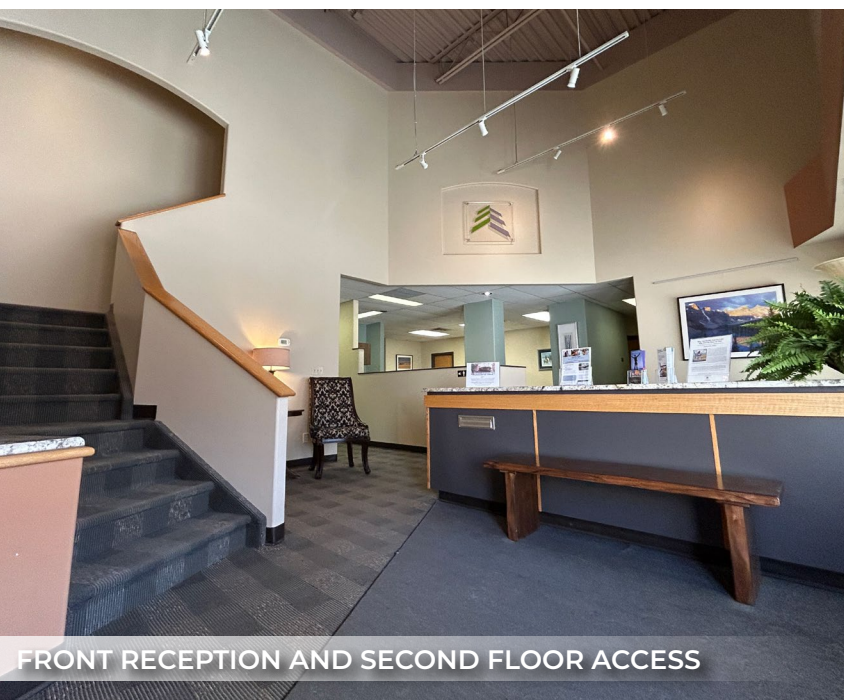
MUNICIPAL ADDRESS	16880 111 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 9724094; Units: 29 & 30
ZONING	BE (Business Employment)
NEIGHBOURHOOD	West Sheffield Industrial
YEAR BUILT	1997 (TBC)
SIZE	4,500 sq ft ±
INCLUSIONS	Office furniture, decor, cabinets
PARKING	9 designated stalls (additional 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	\$1,095,000.00
PROPERTY TAXES	\$17,571.26/ yr (YE 2025)
CONDO FEES	\$993.72/mo (YE 2025)
POSSESSION	60 days negotiable



WEST FACING FRONT ENTRANCE WITH NINE PARKING STALLS (TBC)



SITTING AREA - ALL FURNITURE AND ART INCLUDED



FRONT RECEPTION AND SECOND FLOOR ACCESS



RECEPTION WITH SEATING AREA, PENDANT LIGHTING AND BULL PEN



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Interior Photos | 16880 111 Ave NW, Edmonton, AB



MAIN FLOOR WASHROOM, ONE OF THREE TOTAL



SECOND FLOOR OFFICE, WEST FACING, FURNITURE INCLUDED



SECOND FLOOR OFFICE, FURNITURE AND ART INCLUDED



REFRESHMENT BAR INCLUDED



KITCHENETTE AND DOCUMENT PREPARATION AREA



BOARDROOM WITH WHITEBOARD, PROJECTOR AND ALL FURNISHINGS AND ART

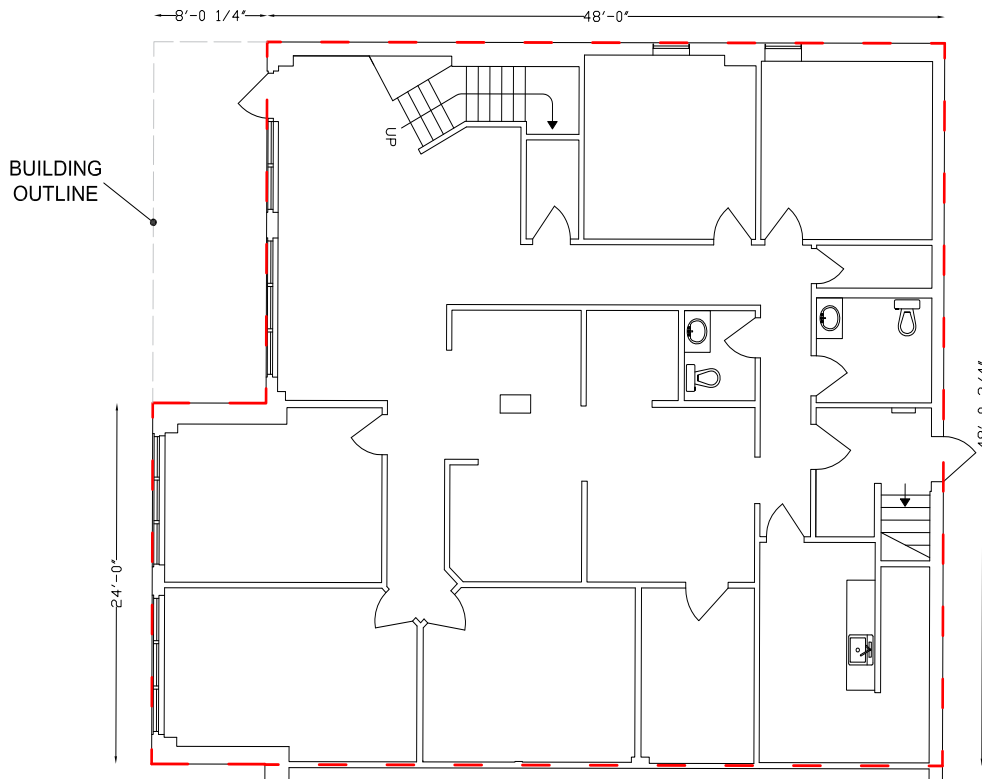


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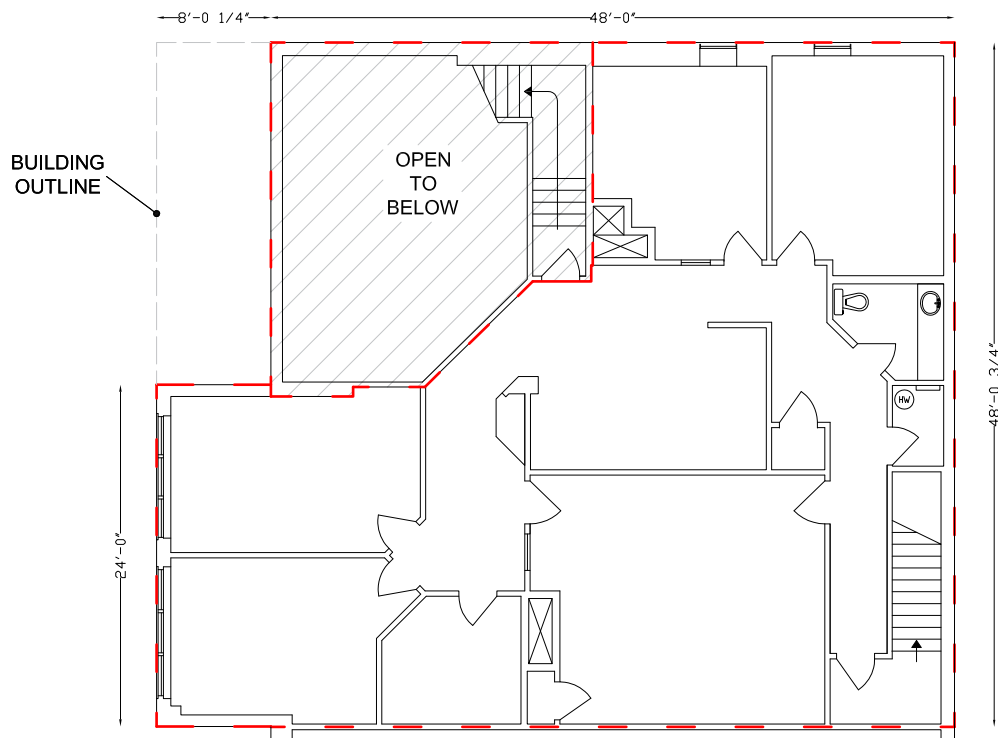
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Main Floor Floor Plan (exact layout to be confirmed by purchaser)



Second Floor Floor Plan (exact layout to be confirmed by purchaser)

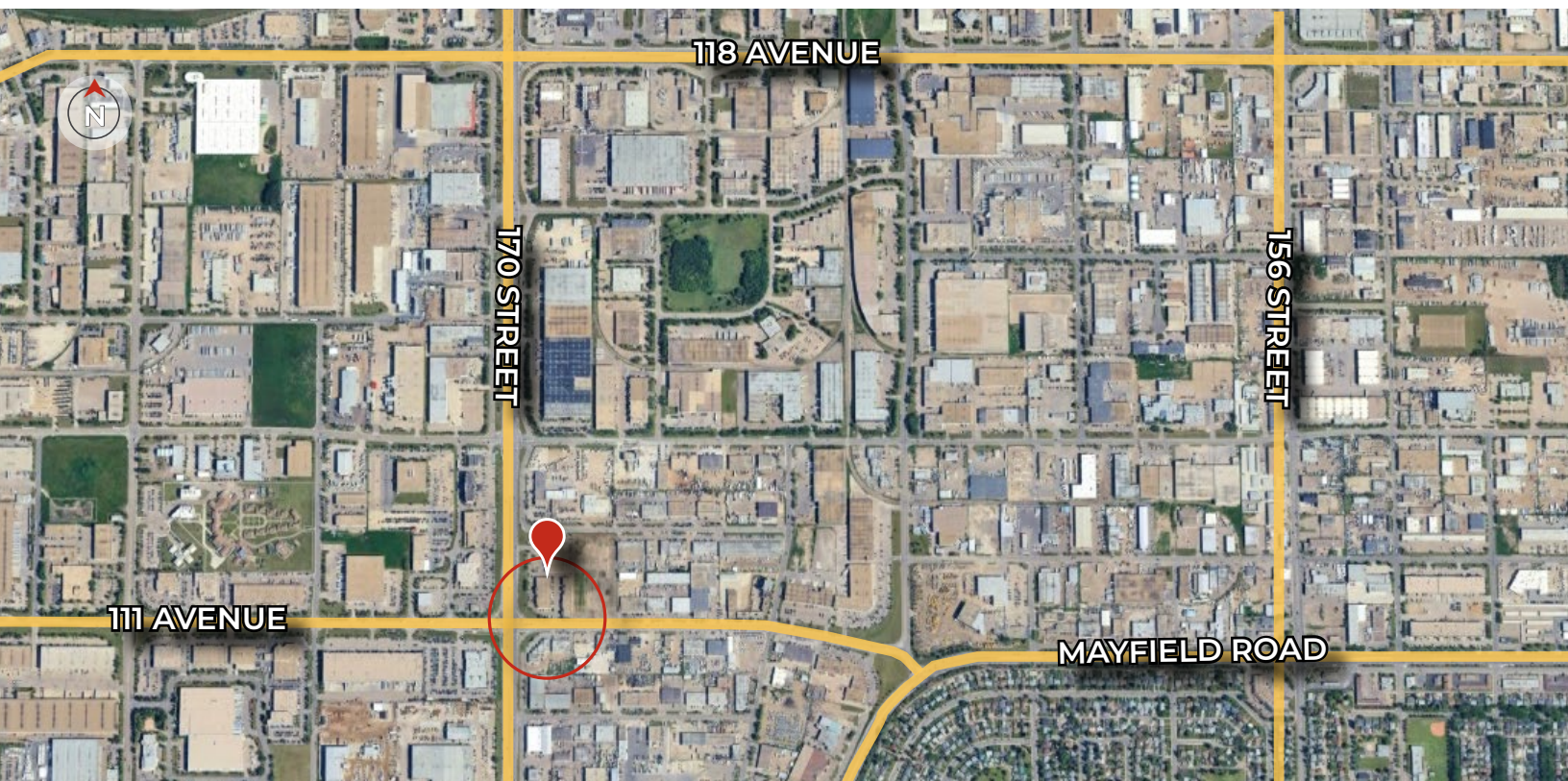


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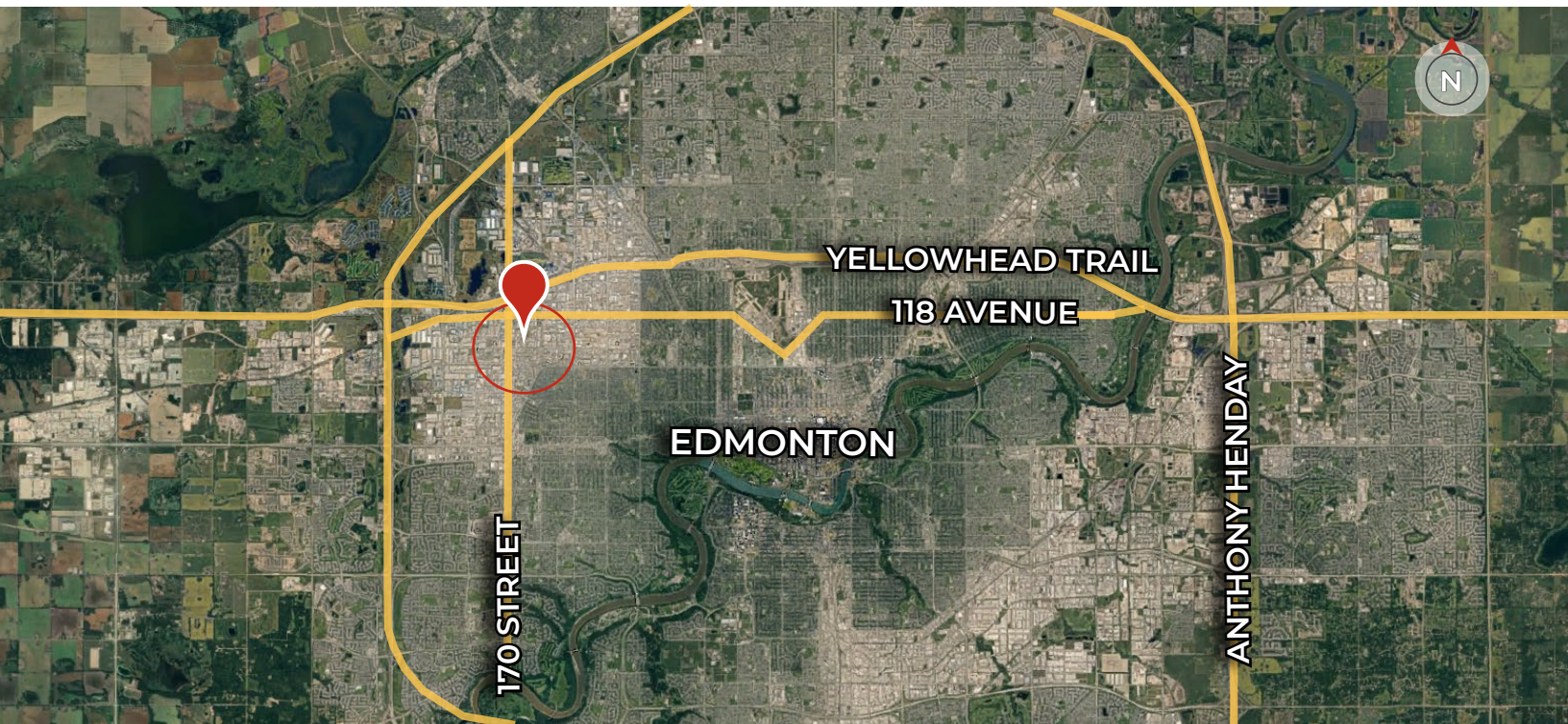
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Local Map



Regional 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.



- 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 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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