

# FOR SALE

## 3,000 SQ FT ± FREESTANDING BUILDING

10117-158 Street NW, Edmonton, AB



**RENOVATIONS COMPLETE!  
READY FOR IMMEDIATE POSSESSION!**

### HIGHLIGHTS

- Renovations complete! Turnkey childcare facility ready for occupancy
- 3,000 sq ft ± freestanding building on 0.31 acres ±
- 59 childcare spaces (pending final provincial licensing approval)
- Brand new appliances included
- Located in the vibrant Stony Plain Road & Area Business Improvement Area, offering strong community support and thriving business environment
- Mixed-use zoning allows both commercial and residential uses, offering valuable flexibility and redevelopment potential
- Features a private, fenced yard with a powered security gate
- Upgraded with a new roof in 2023

#### **TYLER WEIMAN, SIOR**

Partner, Associate

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#### **JOANNA LEWIS**

Senior Transaction Manager

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**ROYAL PARK  
REALTY™**

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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### Demographics (within 5km)



Population

146,021



Number of Households

62,849



Median Age

40



Average Household Income

\$108,624

### Property Details

MUNICIPAL ADDRESS 10117-158 Street NW, Edmonton, AB

LEGAL DESCRIPTION Plan: 1924AM; Block: 2; Lots: 19 & 20

NEIGHBOURHOOD Britannia Youngstown

ZONING RM h23 ([Medium Scale Residential](#))

PROPERTY TYPE Commercial

YEAR BUILT 1970

SITE SIZE 0.31 acres (13,504 sq ft) ±

BUILDING SIZE 3,000 sq ft ±

POWER 3 Phase 200 Amp, 240/480 Volt

CEILING HEIGHT 9' 9" clear

SALE PRICE **\$1,600,000**

PROPERTY TAXES \$19,364.80/annum (2025)

POSSESSION Immediate

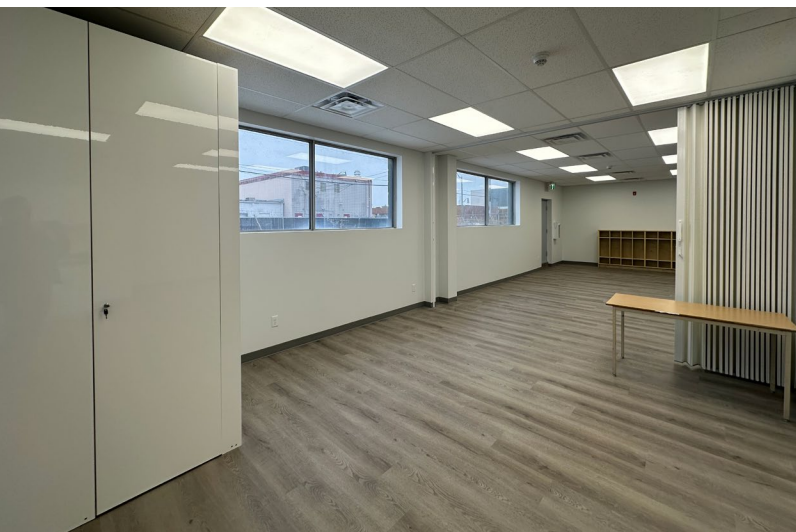
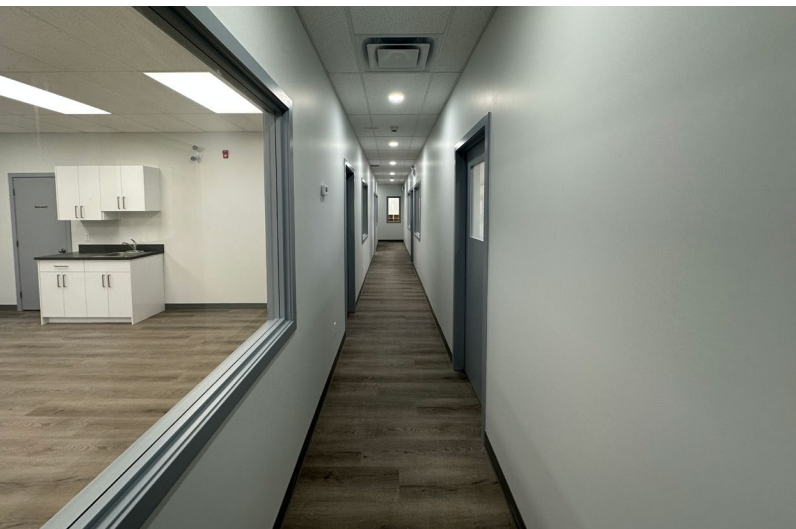


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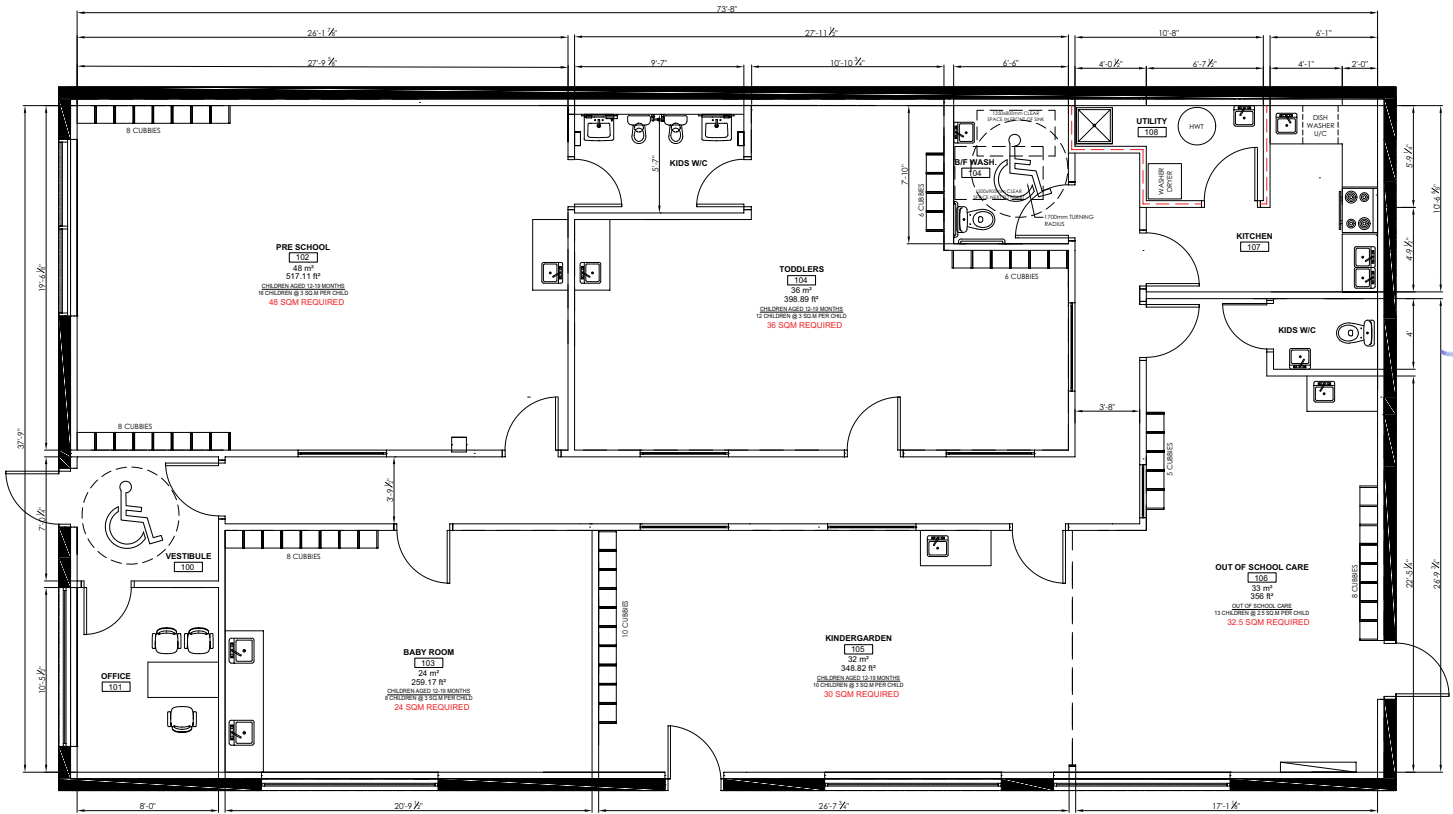
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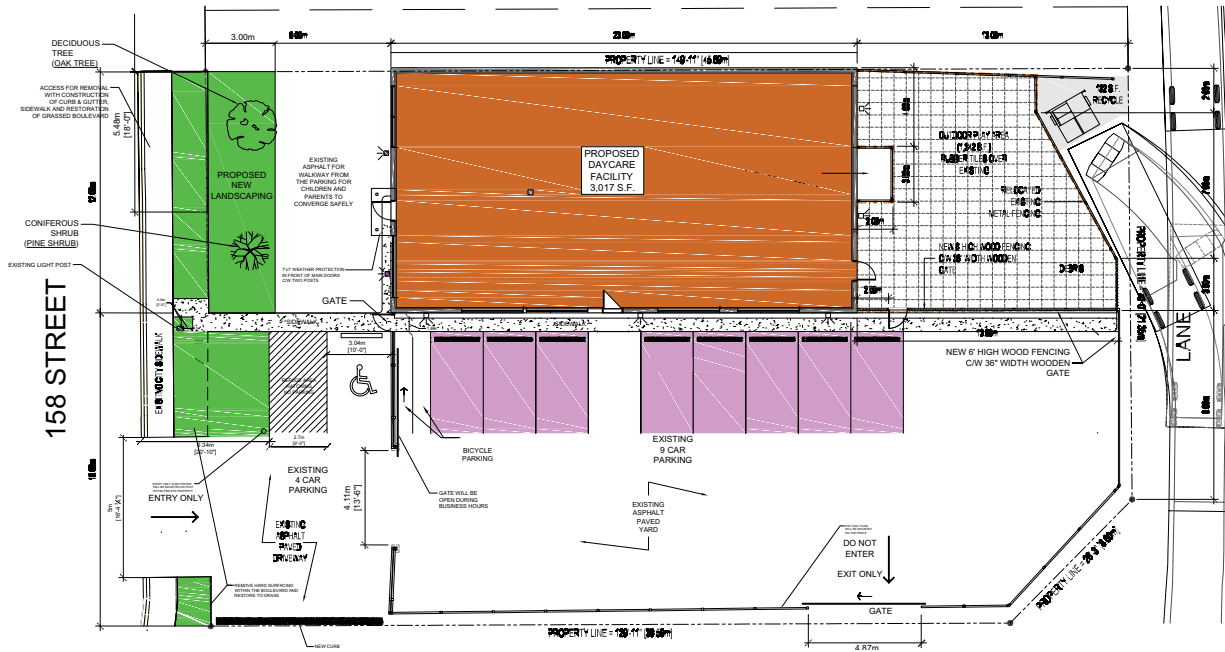
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# Floor Plan | 10117-158 Street NW, Edmonton, AB



# Site Plan | 10117-158 Street NW, Edmonton, AB



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Over the past five years, this neighbourhood has seen substantial revitalization fueled by the Valley Line West LRT expansion, a 14 km extension linking downtown Edmonton to Lewis Farms. Scheduled for completion in 2028, the upcoming Jasper Place station at 156 Street and 100A Avenue, just a few blocks from the property, will further boost accessibility and connectivity for the area.



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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

## Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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