FOR SALE

OFFICE/SHOP CONDO

10735 - 181 Street NW, Edmonton, AB



HIGHLIGHTS

- Ideal owner-user unit for a small contractor in west Edmonton, AB
- Office + shop + mezzanine storage
- 1,967 sq. ft. ± total usable area
- 12’ x 10’ grade-level loading
- 16’5” ± clear shop height
- 3-phase power (TBC)
- $374,500 | Immediate possession

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ROYAL PARK REALTY™

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#201, 9083 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 The offering may be withdrawn at any time without notice or cause.

Features | 10735 - 181 Street NW, Edmonton AB



SHOP IS 20’ X 37’ ± WITH 16.5’ CLEAR CEILING HEIGHT



MEZZANINE IS 16’ X 37’ WITH 7’ CEILING HEIGHT



GRADE LEVEL OVERHEAD DOOR, 12’ (H) X 10’ (W) AND FLOOR DRAIN



MEZZANINE ACCESS

Shop Details

CEILING HEIGHT	16’5” clear
LOADING	(1) 12’ (h) x 10’ (w) Grade level
HEATING	Suspended gas
LIGHTING	Fluorescent
DRAINAGE	(1) Floor drain
WASHROOM	(1) Washroom

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Property Details and Financials | 10735 - 181 Street NW, Edmonton, AB

MUNICIPAL ADDRESS	10735 - 181 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0227501; Unit; 2
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Wilson Industrial
BUILDING SIZE	1,369 sq ft ± Main floor 598 sq ft ± Mezzanine 1,967 sq ft ± Total
YEAR BUILT	2002
CONSTRUCTION TYPE	Wood frame, Vinyl siding
POWER	3-Phase, 60Amp 120/208V (TBC)
PARKING	3 Stalls (TBC)
SIGNAGE	Building
FIRE SUPPRESSION	Sprinklered
SECURITY	Alarm in place
INTERNET	Telus (TBC)
SALE PRICE	**$374,500.00**
PROPERTY TAXES	$8,882.30/yr (YE 2026)
CONDO FEES	$1.60/sq ft/yr (YE2026)
POSSESSION	Immediate



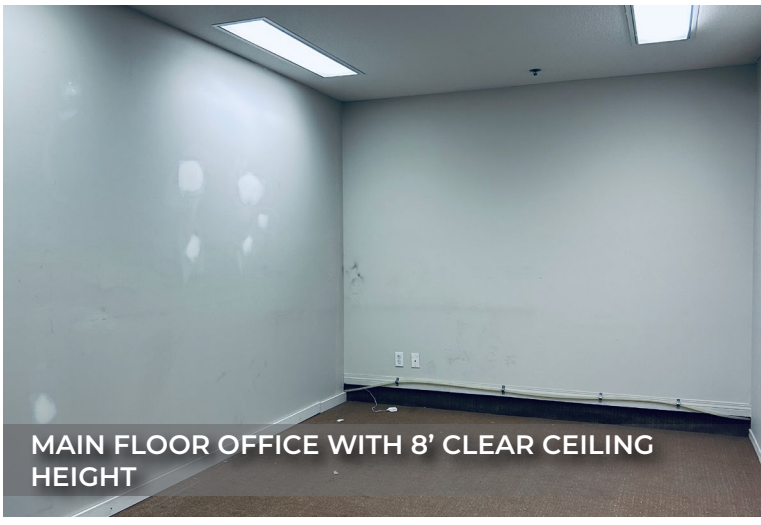
MAIN FLOOR WASHROOM

Office Details

CEILING HEIGHT	Main 8' clear
LIGHTING	Fluorescent



FRONT OFFICE OR RECEPTION WITH LAMINATE FLOORS AND SOUTH FACING WINDOWS



MAIN FLOOR OFFICE WITH 8' CLEAR CEILING HEIGHT

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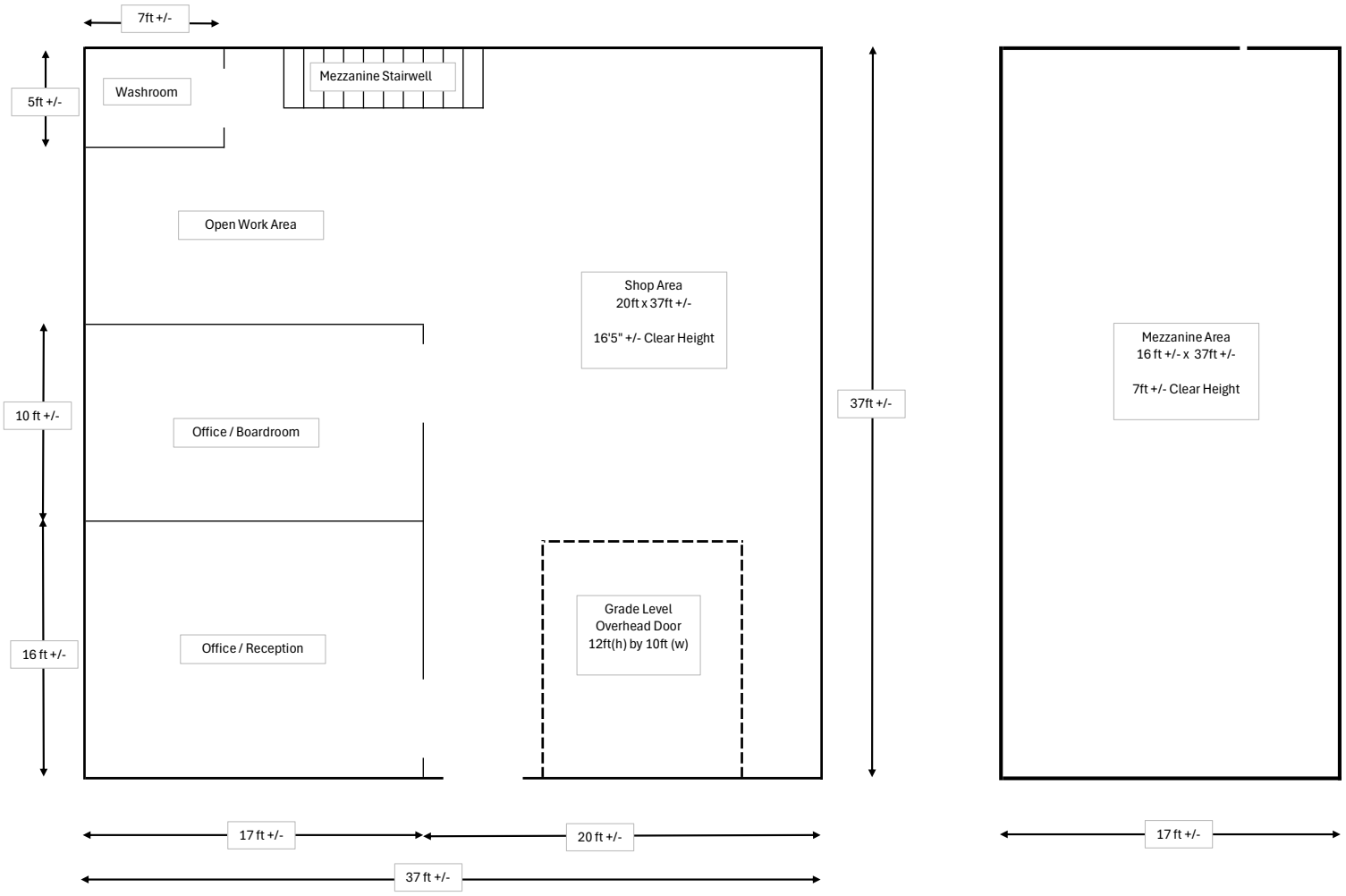
Floor Plan (exact layout to be confirmed by buyer)



IDEAL FOR:

- Electrical
- Plumbing
- Landscaping
- HVAC
- General Contractors
- Service Businesses



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CONCRETE DRIVE ACCESS WITH CATCH BASIN AND 3 PARKING STALLS



SUMMERVIEW CURB APPEAL WITH BUILDING SIGNAGE AND ACCESS LANE



STAINLESS STEEL SINK IN THE SHOP AREA.



AIR MAKEUP UNIT

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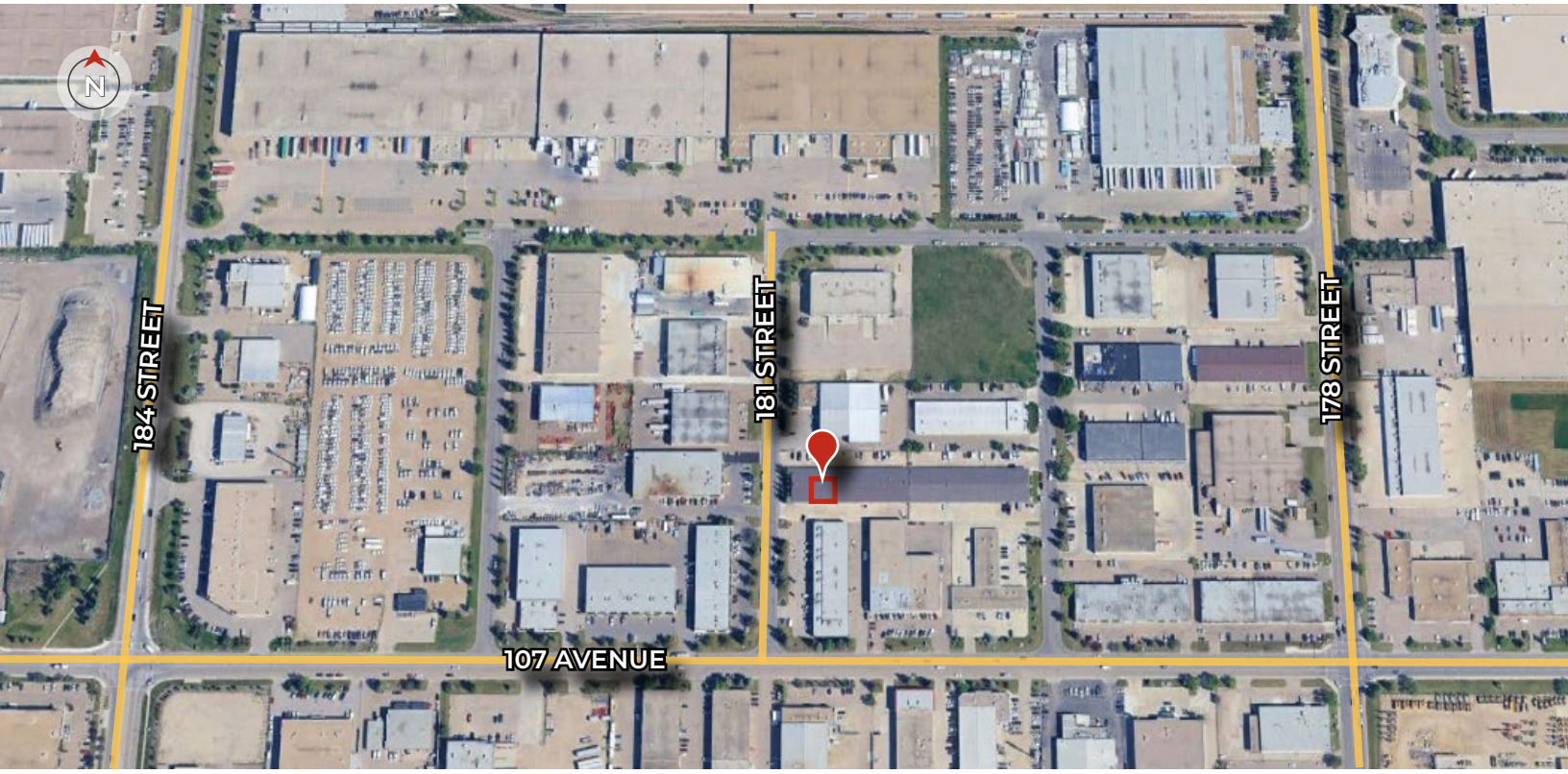
Local Map



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 Partner/Associate, MBA - BIO



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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