

FOR SALE / LEASE

INDUSTRIAL WAREHOUSE ON 5.07 ACRES

1903 - 121 Avenue NE, Edmonton, AB



TOWER & OFFICE REMOVAL UNDERWAY

HIGHLIGHTS

- Dock loading warehouse with yard storage on 5.07 acres ±
- 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors
- Fenced, gated and secured storage area
- Additional yard storage with energized parking stalls
- Excellent accessibility via Broadmoor Blvd/17 Street, directly off Hwy 16 in NE Edmonton

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REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale/Lease | 1903 - 121 Avenue NE, Edmonton, AB



Property Details

MUNICIPAL ADDRESS 1903 - 121 Avenue NE, Edmonton, AB

LEGAL DESCRIPTION Plan: 0928437; Block: 3; Lot: 3A

NEIGHBOURHOOD Clover Bar Industrial Area

ZONING IM ([Medium Industrial](#))

YEAR BUILT 1990

SITE SIZE 5.07 Acres $\pm$

WAREHOUSE SIZE 16,000 sq ft $\pm$

LOADING (5) 10' x 12' dock doors

POWER 600Amp, 247/600 Volt, 3 phase (TBC)

LIGHTING Fluorescent tube & LED

CEILING HEIGHT 16' clear at peak

SPRINKLERED Yes

COLUMN SPACING 25' (warehouse)

ADDITIONAL FEATURES

- Site is heavily compacted, prepped and graveled
- Power gate with fenced, gated and secured storage area
- Dock levelers (2)

Financials

SALE PRICE

Contact Agent

PROPERTY TAXES

\$122,494.08/annum (2026)

LEASE RATE

Market

OPERATING COST

\$11,820.04/month (2026)

INSURANCE COST

\$19,346.44/annum (2026)

POSSESSION

Negotiable

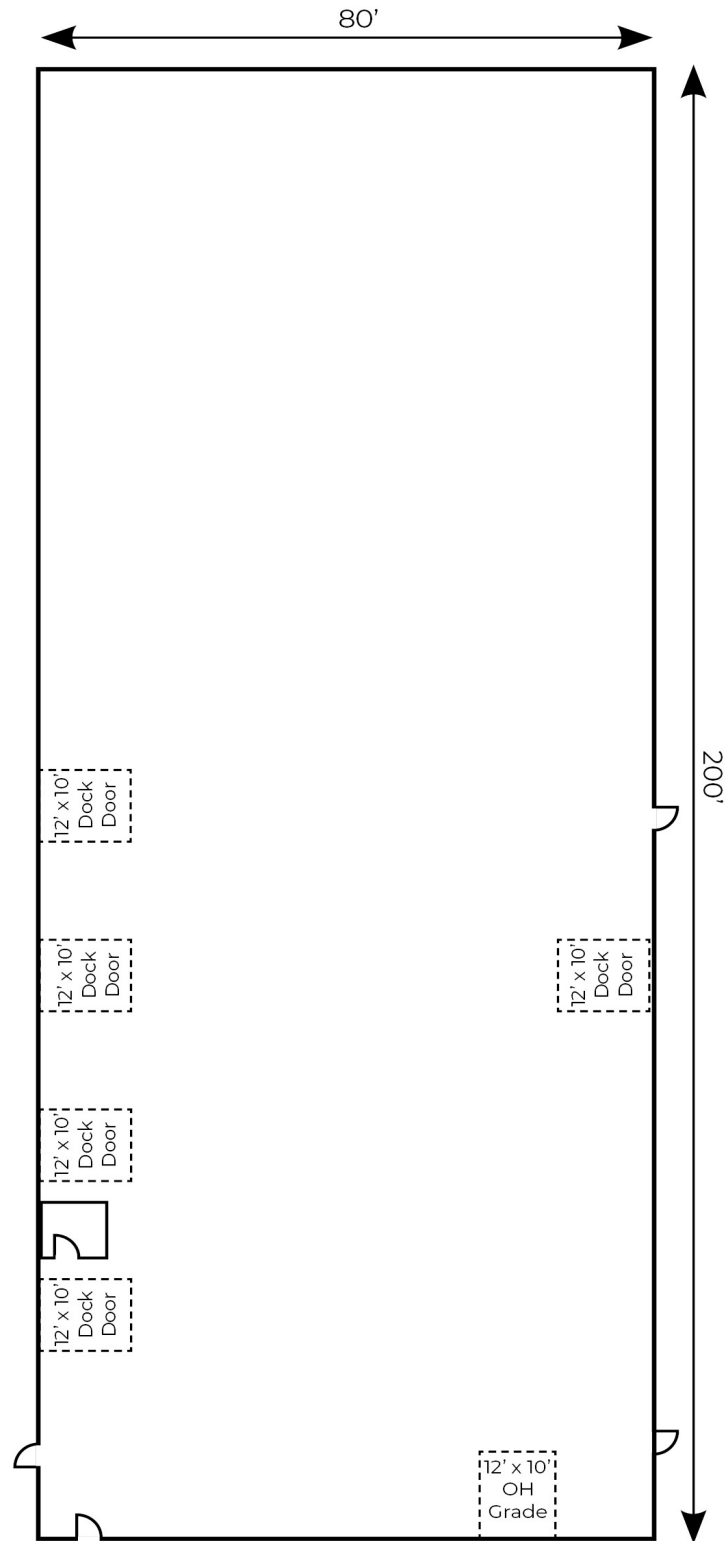


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



(Provided for illustration only, actual to be verified by purchaser/tenant)



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About the Area

Join neighbours such as:

- KAG Canada
- Co-op Cardlock
- Clean Harbours
- Job Site Industrial Rental Services
- Sentinel Storage
- Superior Spray Foam
- LTS Logistics
- Clover Court Motel & RV Park



- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT



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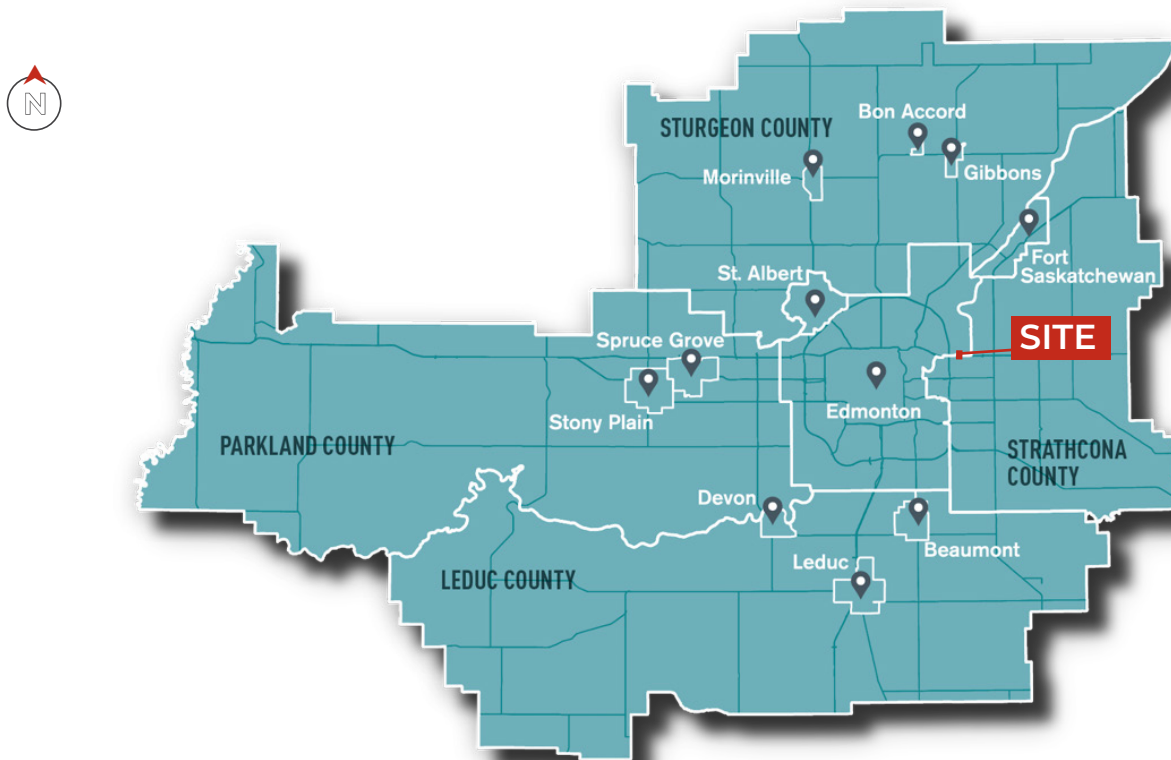
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Neighbourhood | 1903 - 121 Avenue NE, Edmonton, AB



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

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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