

# INVESTMENT SALE

## 119 STREET CHARACTER BUILDING

11904 - 113 Avenue NW, Edmonton, AB



### Multi-Tenant Investment Opportunity

Royal Park Realty is pleased to present for sale a multi-tenant commercial investment opportunity. Easy access on 119th Street with onsite parking and overflow across the street. The property is well maintained and offers a diverse mix of retail and commercial tenants. A disclosure package is available upon signing a Confidentiality Agreement.

#### JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

#### SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



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

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## Additional information

- Fully tenanted
- Centrally located
- Close to Blatchford development and the Downtown core
- Extensive repairs to the roof completed in 2022
- Two new RTU units installed in 2024

## Property Details & Financials

MUNICIPAL ADDRESS	11904 - 113 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1743HW; Block: 193; Lot: B
ZONING	<a href="#">IM (Medium Industrial)</a>
NEIGHBOURHOOD	Prince Rupert
SIZE	11,078 sq ft ±
SITE SIZE	0.38 acres ±
SALE PRICE	<b>\$1,625,000.00</b>
CAP RATE	6.0%
PROPERTY TAXES	TBD



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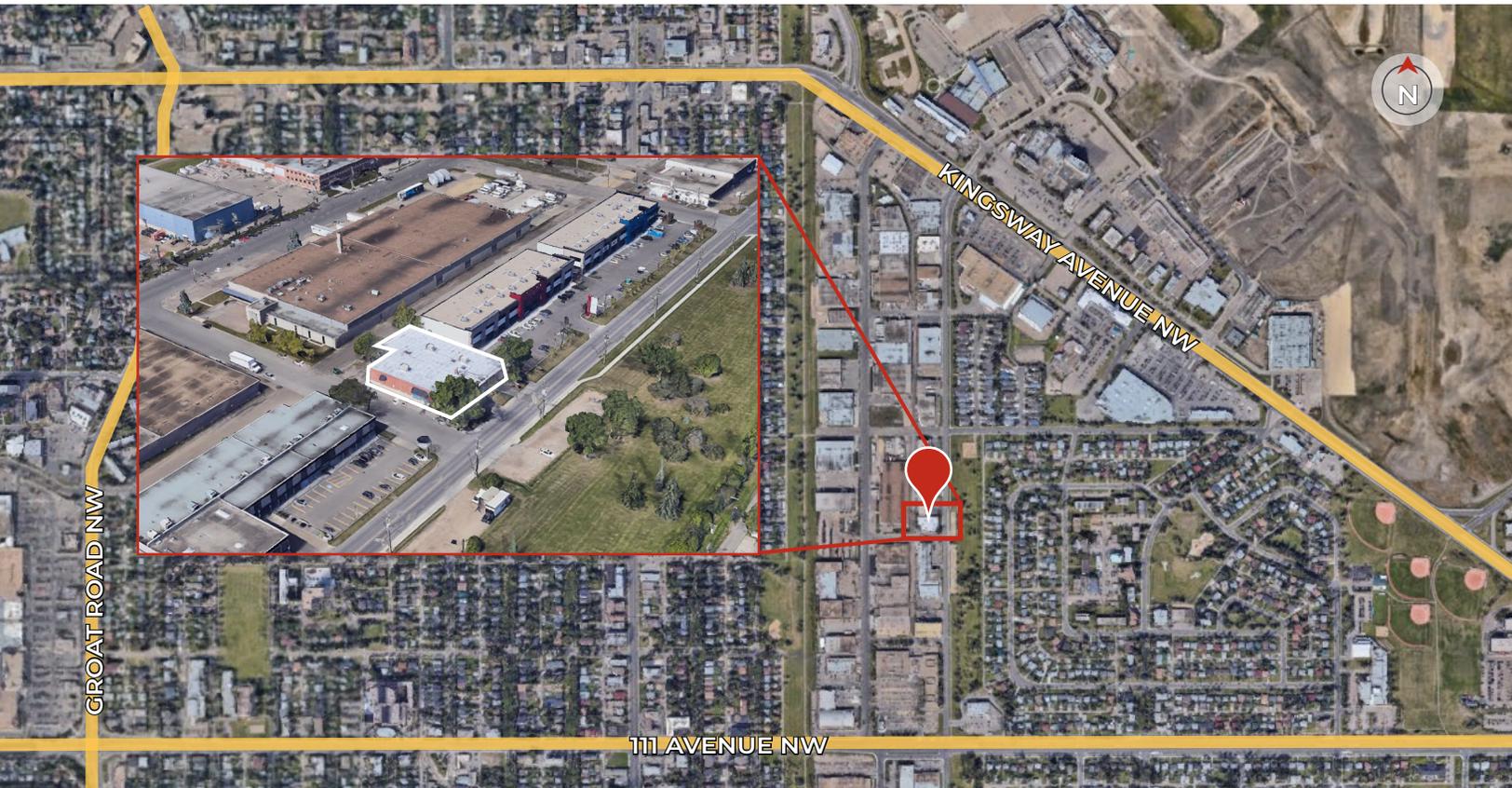
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**Contact Us For More Information**



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