

FOR SALE/LEASE

3,000 SQ FT ± FREESTANDING BUILDING

10119 - 81 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 3,000 sq ft ± commercial-zoned property with flexible build-out potential
- Located in the vibrant Ritchie neighbourhood
- Prominent exposure along 81 Avenue with convenient access off Whyte Avenue
- Street parking available along 81 Avenue plus three (3) reserved stalls at the rear
- Situated within an active, established neighbourhood with ongoing residential and mixed-use development
- Surrounded by established retailers along the pedestrian-friendly 81 Avenue, including Strathcona Spirits Distillery, Viva Clayworks, Pedego Electric Bikes, Alhambra Books, and Mr. Derk

TYLER WEIMAN, SIOR

Partner, Associate

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CO-LIST WITH:

Lowe & Co. ReMax Real Estate

Tom Lowe

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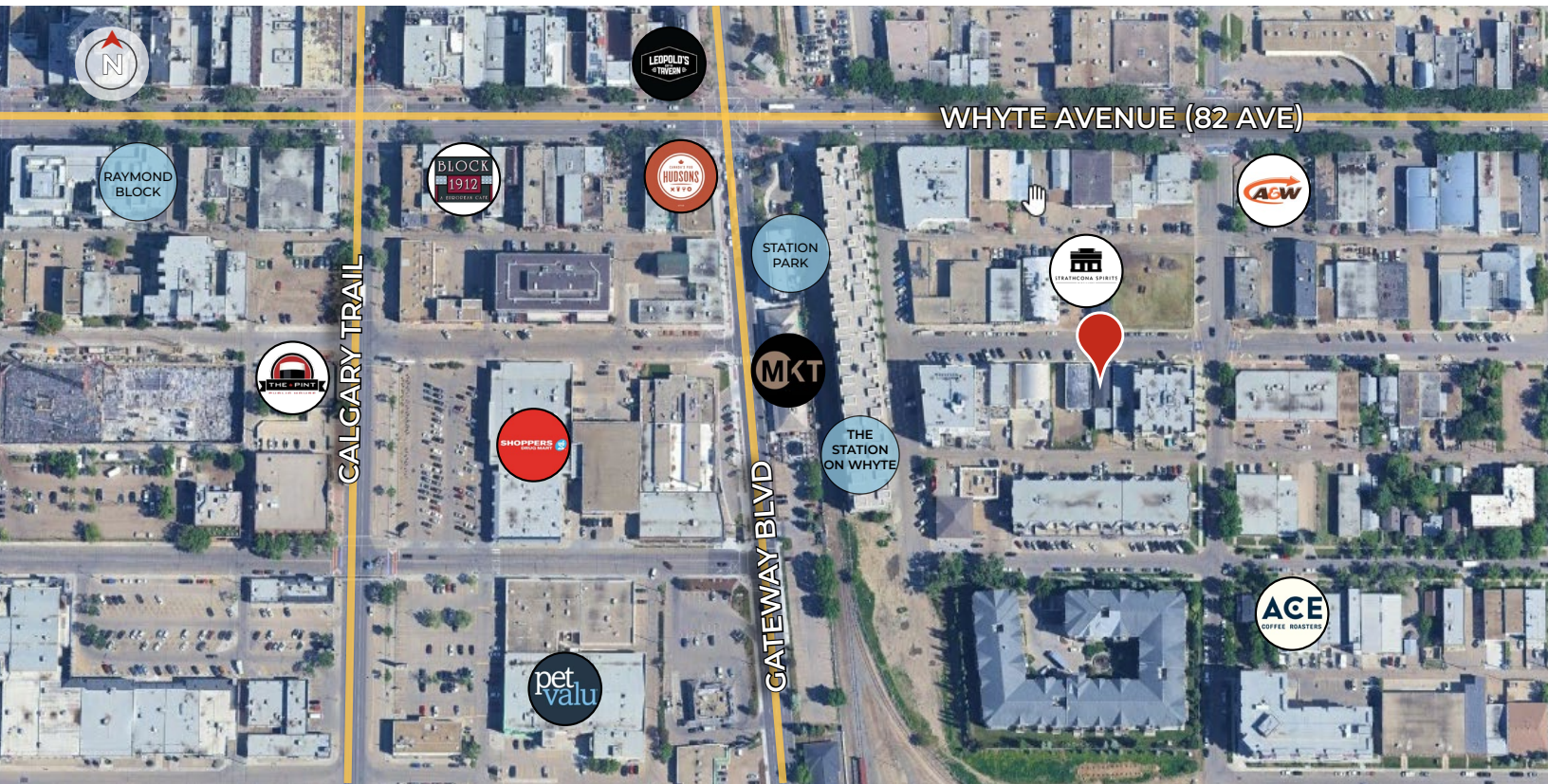


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Demographics (within 2km)



Population
40,478



Number of Households
23,295



Median Age
35



Average Household Income
\$92,711



VPD on Whyte Ave
26,000



Projected Growth (2023 - 2028)
3%

Property Details & Financials

MUNICIPAL ADDRESS 10119 - 81 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION Plan: I; Block: 51; Lot: 9

ZONING DC1 (19988) ([Direct Development Control](#))

BUILDING SIZE Main Floor - 3,000 sq ft ±
Mezzanine - 750 sq ft ±

PARKING 3 reserved stalls in rear of building and street parking available

SIGNAGE Fascia

SALE PRICE ~~\$800,000.00~~ **\$700,000.00**

PROPERTY TAXES \$14,122.05/annum (2025)

LEASE RATE \$15.00/sq ft (net)

OP COSTS TBD

POSSESSION Immediate



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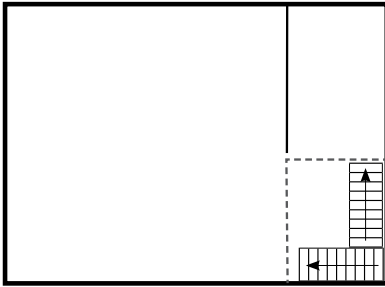
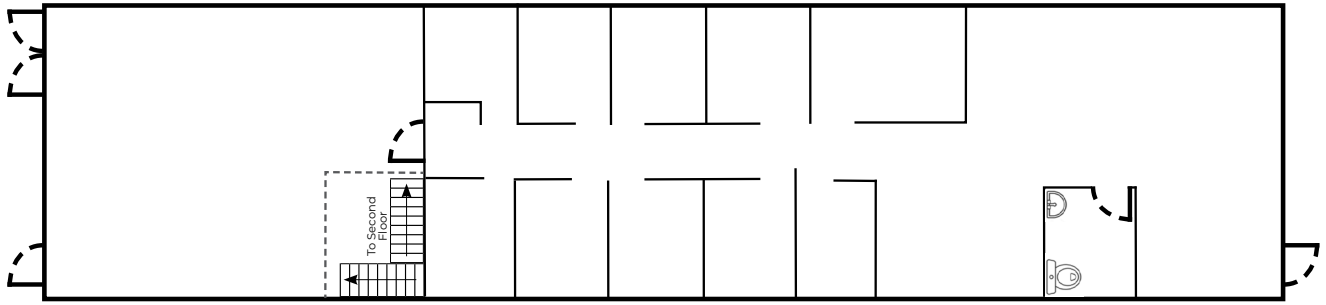
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Floor Plan | 10119 - 81 Ave NW, Edmonton, AB



Main Floor



Second Floor

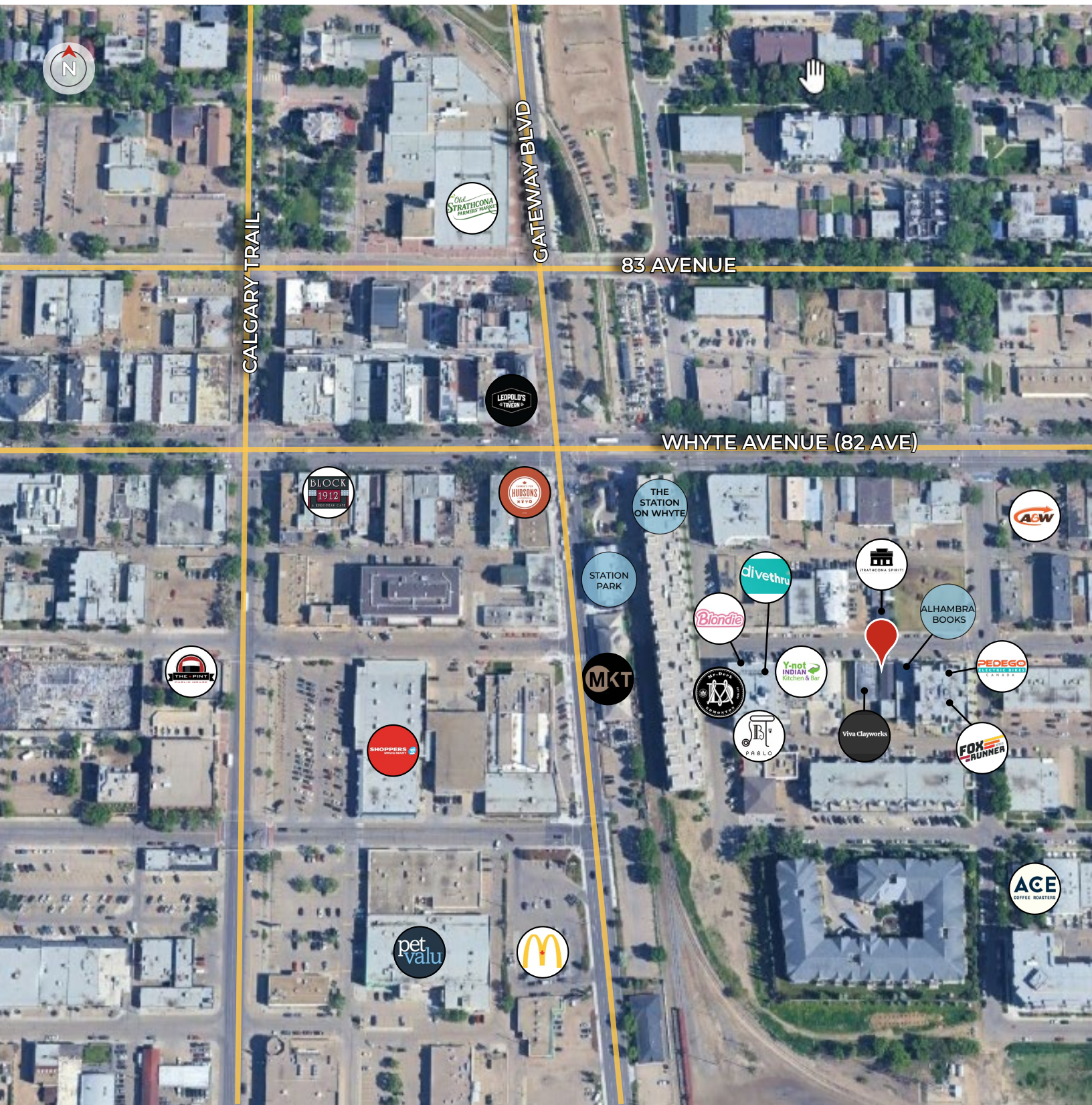


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- 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

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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