

FOR SALE

CPI 111 RETAIL/INDUSTRIAL SITE

15840 111 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 12,990 sq ft ± of retail/warehouse/office on a 1.6 acre ± parcel of land
- Corner property fronting 111 Avenue with exposure to 24,200 vehicles per day, near Princess Auto (City of Edmonton, 2022)
- List price \$2,720,000.00

CONTACT

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PROPERTY DETAILS

ADDRESS	15840 111 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 987KS; Block: 2; Lots: 1 and 2
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Sheffield Industrial
SITE SIZE	1.604 acres ± 290' ± (wide) x 230' ± (deep)
BUILDING SIZE	Warehouse: 7,425 sq ft ± Retail: 2,700 sq ft ± Office: 2,865 sq ft ± <hr/> Total: 12,990 sq ft ±
YEAR BUILT	1959 ± and 1972 ±
SITE COVERAGE RATIO	19% ±
YARD IMPROVEMENTS	Fenced, gated with drains, asphalt surface
POWER	200 Amp 120/240 Volts (TBC)
SERVICES	Full municipal (water, power, gas)
TRANSIT	1 - 2 blocks from multiple bus stops

FINANCIALS

Sale Price:	\$2,720,000.00
Property Taxes:	\$69,081.90/yr (YE 2024)
Possession:	90 days negotiable



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BUILDING DETAILS

	RETAIL	OFFICE	WAREHOUSE
BUILDING AREA ±	2,700 sq ft	2,865 sq ft	7,425 sq ft
CEILING HEIGHTS	10' 11" ±	8' 3" ±	12' 7" ± under truss
HEATING/COOLING	Forced air & A/C	HVAC	Suspended gas
LIGHTING	Fluorescent	Fluorescent	Fluorescent
LOADING			(1) 10' high x 8' wide (1) 10' high x 7' wide

AERIAL PHOTO



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SITE PLAN (exact layout to be confirmed by buyer)

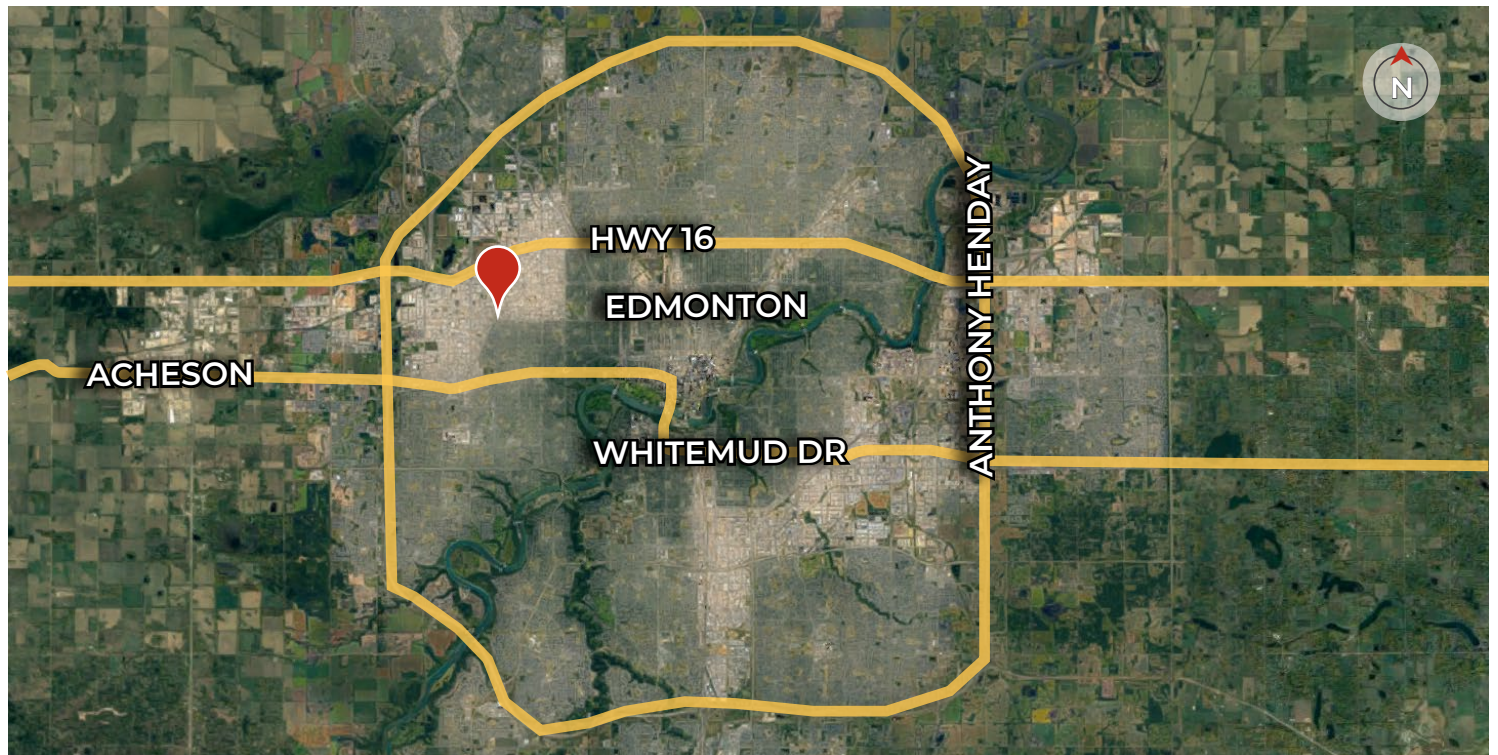


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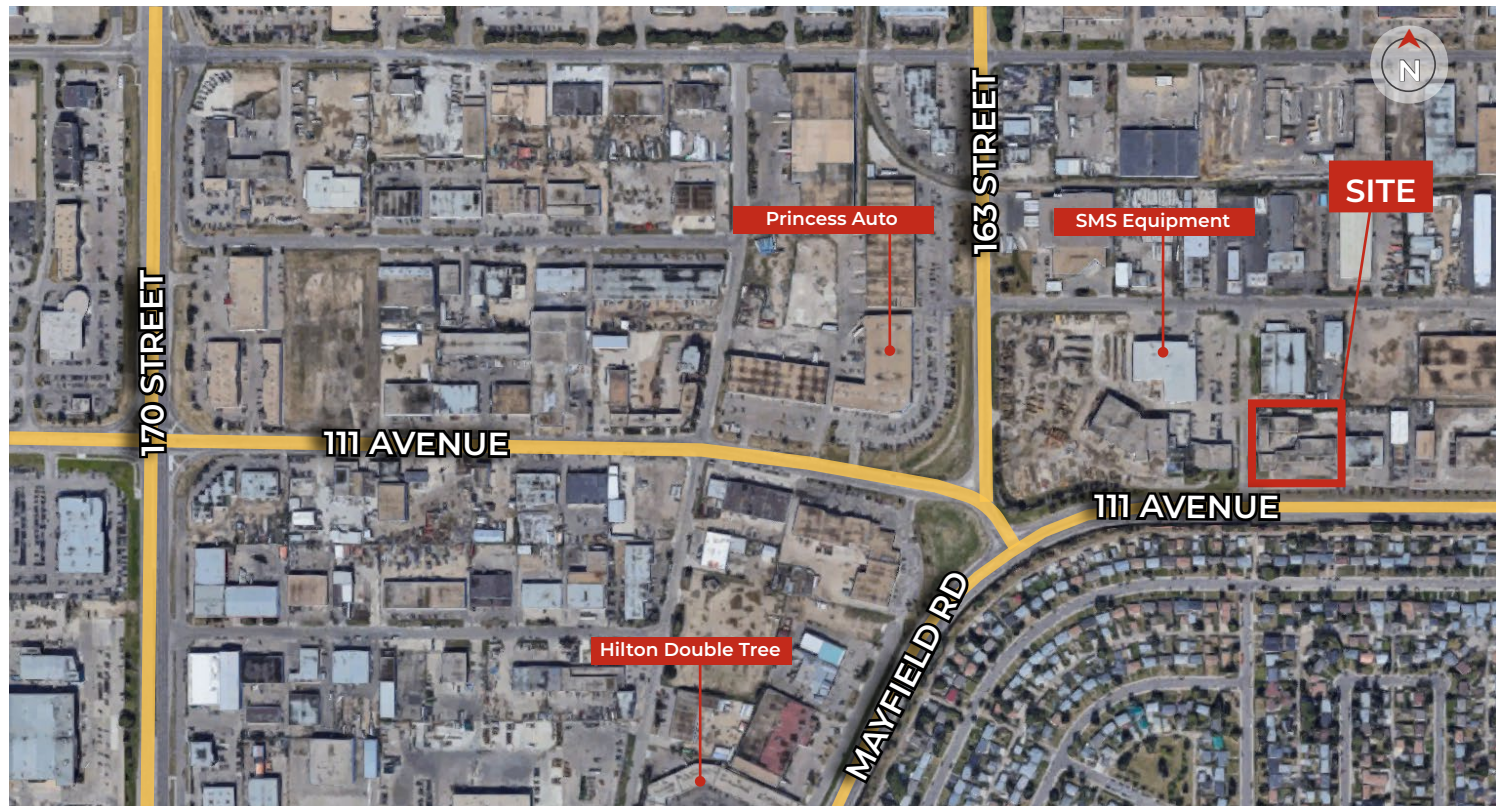
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REGIONAL MAP



LOCAL MAP

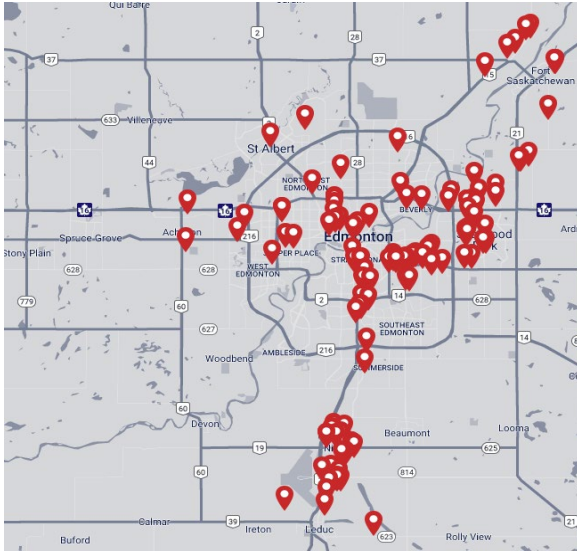


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ABOUT ROYAL PARK REALTY



- 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, 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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