

# 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

**C** 780.995.0028

[tyler@royalparkrealty.com](mailto:tyler@royalparkrealty.com)

## CO-LIST WITH:

**Lowe & Co. ReMax Real Estate**

Tom Lowe

**C** 780.966.3234

[tom@loweandco.ca](mailto:tom@loweandco.ca)



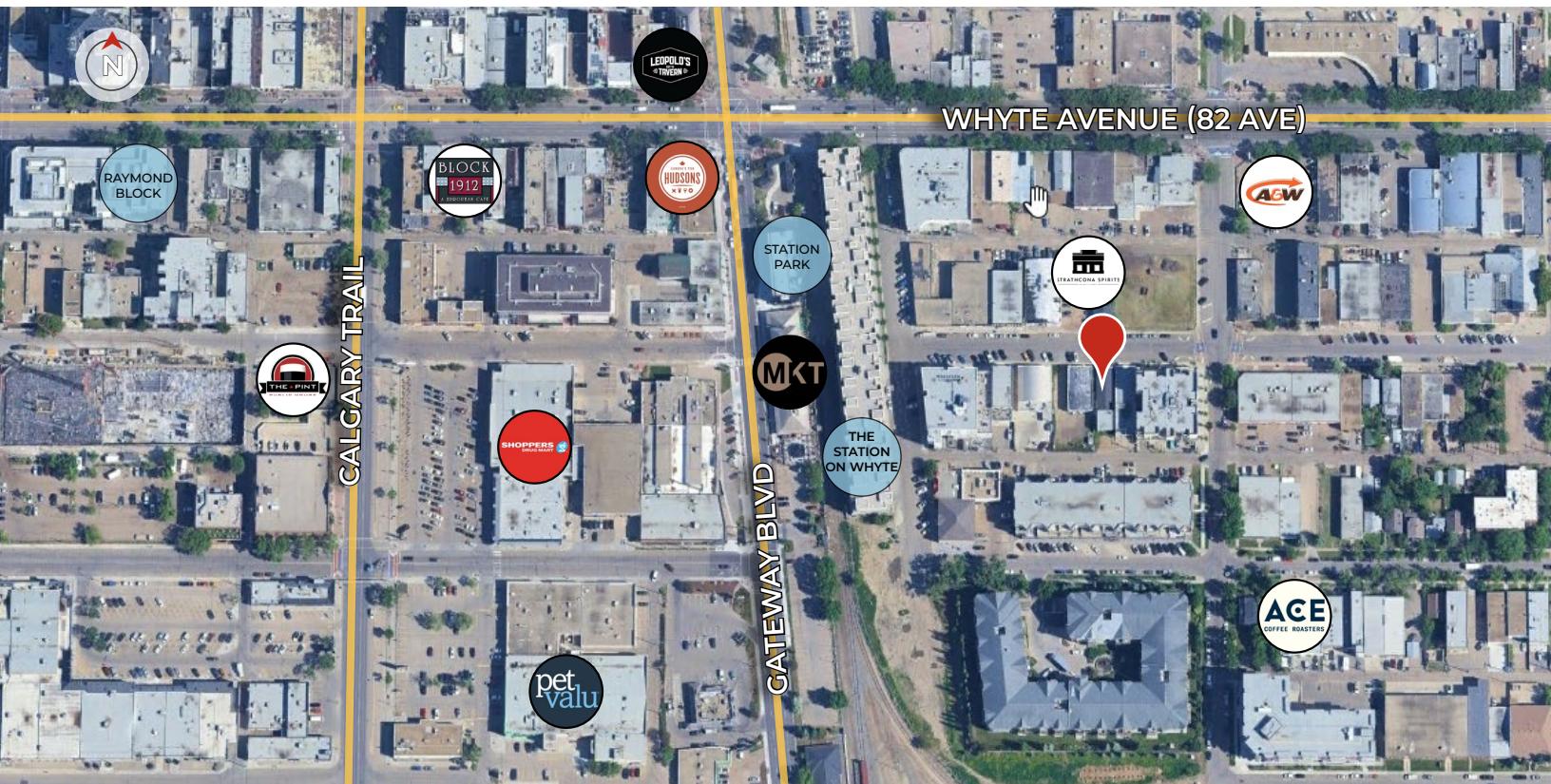
**ROYAL PARK  
REALTY™**

**T** 780.448.0800 **F** 780.426.3007

#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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# For Sale/Lease | 10119 - 81 Avenue NW, Edmonton, AB



## 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**

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

**LEASE RATE** \$15.00/sq ft (net)

**OP COSTS** TBD

**POSSESSION** Immediate



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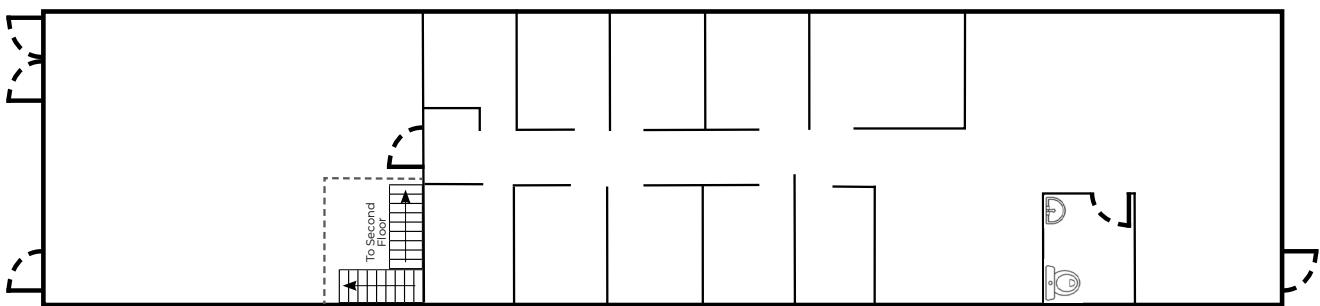
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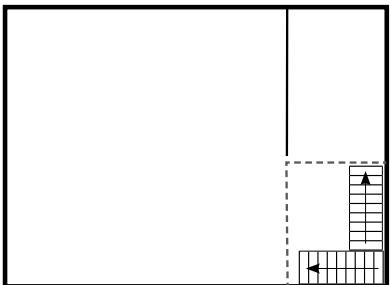
## Floor Plan | 10119 - 81 Ave NW, Edmonton, AB



Main Floor



Second Floor



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- 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.

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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