

# FOR SALE

## 3,000 SQ FT ± FREESTANDING BUILDING

10117-158 Street NW, Edmonton, AB



### HIGHLIGHTS

- 3,000 sq ft ± freestanding building on 0.31 acres ±
- Approved to operate a 66-child daycare
- Currently undergoing renovations and will be delivered as a complete, turnkey childcare facility
- Located in the vibrant Stony Plain Road & Area Business Improvement Area, offering strong community support and thriving business environment
- Mixed-use zoning allows both commercial and residential uses, offering valuable flexibility and redevelopment potential
- Features a private, fenced yard with a powered security gate
- Upgraded with a new roof in 2023

#### TYLER WEIMAN, SIOR

Partner, Associate

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REALTY™

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

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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 The offering may be withdrawn at any time without notice or cause.



**For Sale | 10117-158 Street NW, Edmonton, AB**



### Demographics (within 5km)



Population

**146,021**



Number of Households

**62,849**



Median Age

**40**



Average

Household Income

**\$108,624**

### Property Details

MUNICIPAL ADDRESS	10117-158 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1924AM; Block: 2; Lots: 19 & 20
NEIGHBOURHOOD	Brittania Youngstown
ZONING	RM h23 ( <a href="#">Medium Scale Residential</a> )
PROPERTY TYPE	Commercial
YEAR BUILT	1970
SITE SIZE	0.31 acres (13,504 sq ft) ±
BUILDING SIZE	3,000 sq ft ±
POWER	200 Amp, 240/480 Volt
CEILING HEIGHT	9' 9" clear
SALE PRICE	<b>\$1,600,000</b>
PROPERTY TAXES	\$19,364.80/annum (2025)
POSSESSION	Negotiable



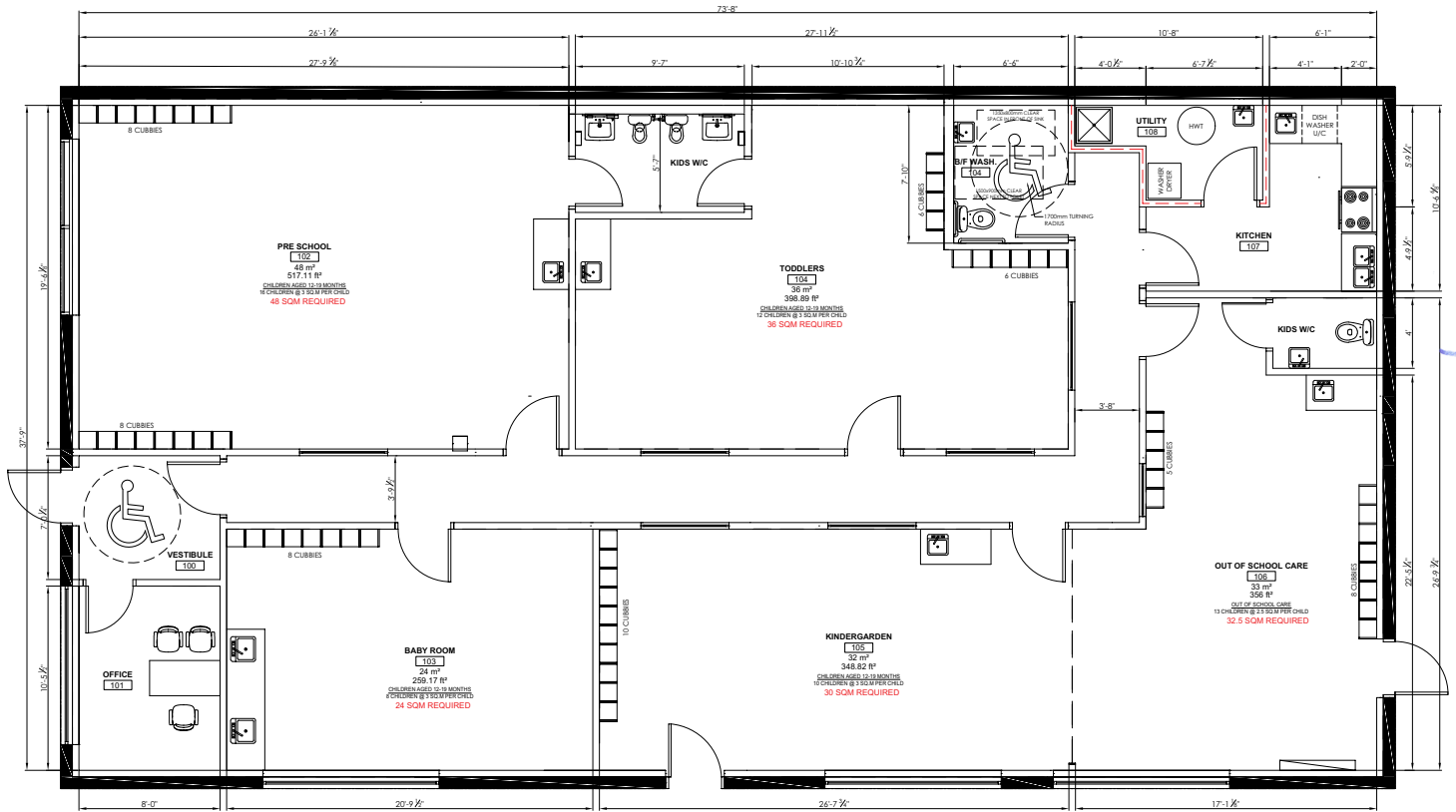
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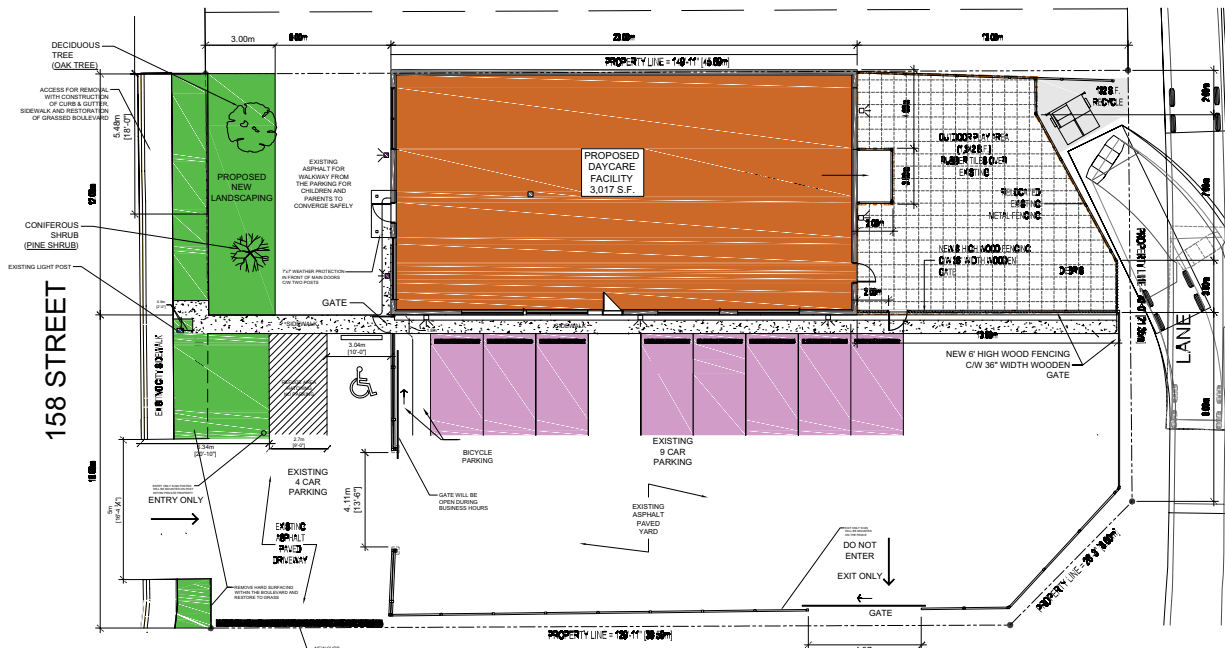
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## Floor Plan | 10117-158 Street NW, Edmonton, AB



## Site Plan | 10117-158 Street NW, Edmonton, AB



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Over the past five years, this neighbourhood has seen substantial revitalization fueled by the Valley Line West LRT expansion, a 14 km extension linking downtown Edmonton to Lewis Farms. Scheduled for completion in 2028, the upcoming Jasper Place station at 156 Street and 100A Avenue, just a few blocks from the property, will further boost accessibility and connectivity for the area.



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To allow for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

## Permitted Uses

### Residential Uses

- 2.1. [Home Based Business](#)
- 2.2. [Residential](#)

- 2.11. [Community Service](#)
- 2.12. [Library](#)
- 2.13. [Park](#)
- 2.14. [Special Event](#)

### Commercial Uses

- 2.3. [Centre City Temporary Parking](#)
- 2.4. [Food and Drink Service](#)
- 2.5. [Health Service](#)
- 2.6. [Indoor Sales and Service](#)
- 2.7. [Minor Indoor Entertainment](#)
- 2.8. [Office](#)
- 2.9. [Residential Sales Centre](#)

### Agricultural Uses

- 2.15. [Urban Agriculture](#)

### Sign Uses

- 2.16. [Fascia Sign](#)
- 2.17. [Freestanding Sign](#)
- 2.18. [Portable Sign](#)
- 2.19. [Projecting Sign](#)

### Community Uses

- 2.10. [Child Care Service](#)



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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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