

FOR SALE/LEASE

BRAND NEW STORAGE AND BUSINESS CONDOS

20304 109 Ave NW, Edmonton, AB



HIGHLIGHTS

- Various sized bays ranging from 770 sq ft to 1,958 sq ft ±
- 38 bays available with options to purchase or lease (vendor financing available)
- Includes a 12' x 14' overhead door, floor drain, LED lighting and more
- Gated and fenced site with security system
- Easy access from Yellowhead Trail and Anthony Henday

CODY HUCHKOWSKI

Associate

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ERIC STANG

Partner, Associate

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ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007

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

royalparkrealty.com

Property Location | 20304 109 Ave NW, Edmonton, AB



Information & Financials

MUNICIPAL ADDRESS	20304 109 Avenue NW, Edmonton, AB
LEGAL	Plan: 2121695; Block: 4; Lot: 20
DESCRIPTION	
ZONING	IM (Medium Industrial)
AVAILABLE SIZES	770 - 1,958 sq ft ±
TOTAL BUILDING SIZE	Building 1: 23,448 sq ft ± Building 2: 21,890 sq ft ±
SALE PRICE	Starting at \$276,900.00/unit
VENDOR FINANCING	4.95% on a 3 year term (with 20% down)
PROPERTY TAXES	Contact Agent
LEASE RATE	\$19.00/sq ft
OP COSTS	Contact Agent

CONSTRUCTION	Insulated panel
YEAR BUILT	2023
GRADE LOADING	(1) 12' x 14' overhead door/unit
CEILING HEIGHT	19' clear
POWER	100 amp
LIGHTING	LED
SPRINKLERS	Yes
YARD	Gated and fenced compound with keycard
SERVICING	Fully serviced
POSSESSION	Immediate



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Photos | 20304 109 Ave NW, Edmonton, AB



Welcome To Your Ultimate Storage Solution

Whether you're a car enthusiast with a prized collection, an adventurer in need of a secure home for your boat or RV or maybe a tradesperson needing to store tools and equipment, these brand new industrial storage condo bays were built with you in mind.

Designed for flexibility, security and long term value, this is more than just storage - it's your personal or professional space, on your terms.

Clean, modern and customizable, these bays offer the perfect blend of convenience and investment potential.



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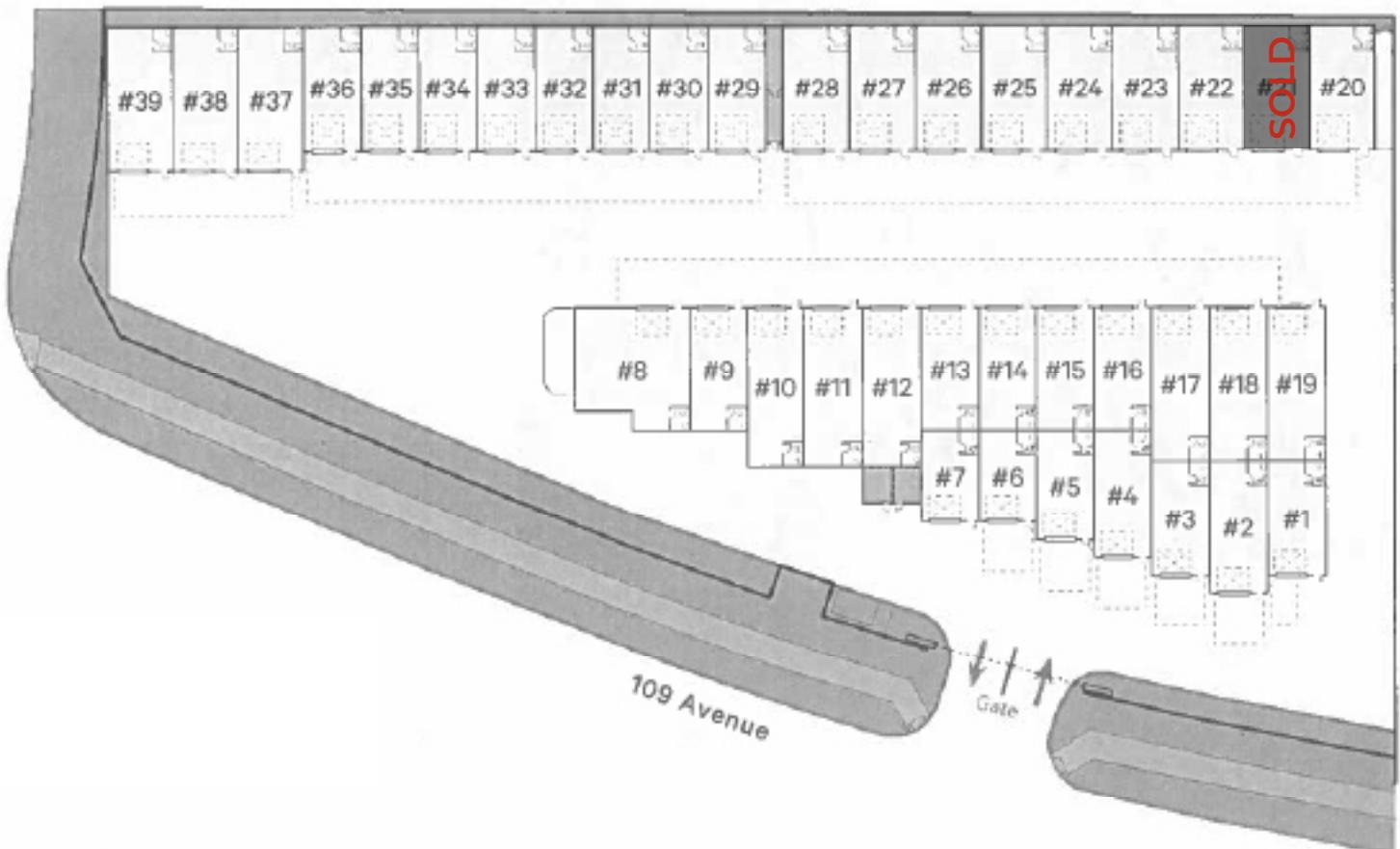
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Site Plan | 20304 109 Ave NW, Edmonton, AB



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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

Cody Huckowski - Associate



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After spending 13 years honing his interpersonal skills in in-home sales in the Greater Vancouver area, Cody recently relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is a passionate and driven commercial real estate professional who shows up every day with energy, grit, and a commitment to constant growth. Everyday he's been all-in on sharpening his skills, building relationships, and pushing himself to deliver real value for his clients.

Whether you're an investor, business owner, or developer, he's here to help you seize opportunities and achieve your goals. Cody believes success in real estate isn't just about transactions — it's about trust, strategy, and teamwork. When his clients win, he wins.

If you're looking for someone who's hardworking, approachable, and always ready to go the extra mile, connect with Cody and make things happen!



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