

# FOR SALE

## FMC189 OFFICE/WAREHOUSE

18905 111 Ave NW, Edmonton, AB



### HIGHLIGHTS

- 3,900 sq ft (+/-) of developed prime commercial industrial/office real estate just off 111 Avenue in north-west Edmonton, Alberta
- This modern office/warehouse unit has energized grade loading, 12 ft (+/-) clear ceilings and fully developed office space on two floors with three washrooms, full kitchen, kitchenette.
- Businesses at the centre include: real estate, law, medical supply and building maintenance
- For Sale: \$1,068,000.00 (or \$273/sq ft of developed space)

### CONTACT

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	18905 111 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1224813; Unit: 14
ZONING	IB - Business Industrial
NEIGHBOURHOOD	White Industrial
YEAR BUILT	2011
SITE SIZE	0.96 acres (+/-)
CONSTRUCTION TYPE	Steel frame & stucco/metal clad (TBC)
ROOF	Tar & gravel (2010 +/-)
SPACE AVAILABLE	
MAIN FLOOR	1,950 sq ft (+/-)
SECOND FLOOR	1,950 sq ft (+/-)
TOTAL	3,900 sq ft (+/-)
PARKING	6 stalls (+/-) First come first serve
POWER	225 Amps at 120/208 Volt(TBC)
INTERNET	Fibre
SIGNAGE	Facade

## AERIALS



## FINANCIALS

**Sale Price:** \$1,068,000.00

**Property Taxes: (2023)** \$1,609.93/mo\*

**Condo Fees: \$460.87/mo\* (2023)**

**Possession:** 30 Days negotiable

*\*(To be confirmed by purchaser)*



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## WAREHOUSE DETAILS

WAREHOUSE SIZE	882 sq ft (+/-)
CEILING HEIGHT	12" (+/-) clear
HEATING	Suspended gas furnace
LIGHTING	LED (TBC)
LOADING	10'(H) x 12'(W) grade
DRAINAGE	Floor drain
SECURITY	Motion & entry doors with 3 cameras



GRADE LOADING WITH 10'(H) X 12'(W) OVERHEAD DOOR

## PHOTOS



STAIRWELL TO THE SECOND FLOOR



WAREHOUSE WITH FLOOR DRAIN, ENERGIZED OVERHEAD DOOR, SINK, GAS FURNACE AND EXTRA STORAGE



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## OFFICE DETAILS

OFFICE SIZE	3,018 sq ft (+/-)
CEILING HEIGHT	10' (+/-) Main floor 8'6" (+/-) Second floor
HEATING AND COOLING	HVAC (TBC)
LIGHTING	Fluorescent, LED, Potlights

## LAYOUT

- (4) Offices
- (1) Kitchen
- (1) Kitchette
- (3) Washrooms
- (3) Open area
- (1) Storage area
- (1) Server room

## PHOTOS



MAIN FLOOR KITCHEN AND MEETING AREA



SECOND FLOOR OPEN WORK AREA



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## ADDITIONAL PHOTOS



FULL KITCHEN WITH GAS RANGE AND HOOD FAN

## ADDITIONAL INFORMATION

- ◇ *Plug in and venting for washer and dryer*
- ◇ *Electric hot water tank*
- ◇ *(2) Fridges*
- ◇ *(1) Convection Oven*
- ◇ *(2) Microwaves*
- ◇ *(1) Stove*
- ◇ *(1) Server AC unit*



SECOND FLOOR KITCHENETTE AND DOCUMENT AREA



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# ADDITIONAL PHOTOS

MAIN FLOOR WASHROOM WITH SHOWER



SECOND FLOOR OFFICE WITH SLIDING DOORS



PARKING IS FIRST COME FIRST SERVE WITH ROUGHLY 6 STALLS PER UNIT



CONVECTION OVEN, MICROWAVE AND FULL STAINLESS STEEL FRIDGE



MOBOTIX DOOR AND CAMERA SECURITY



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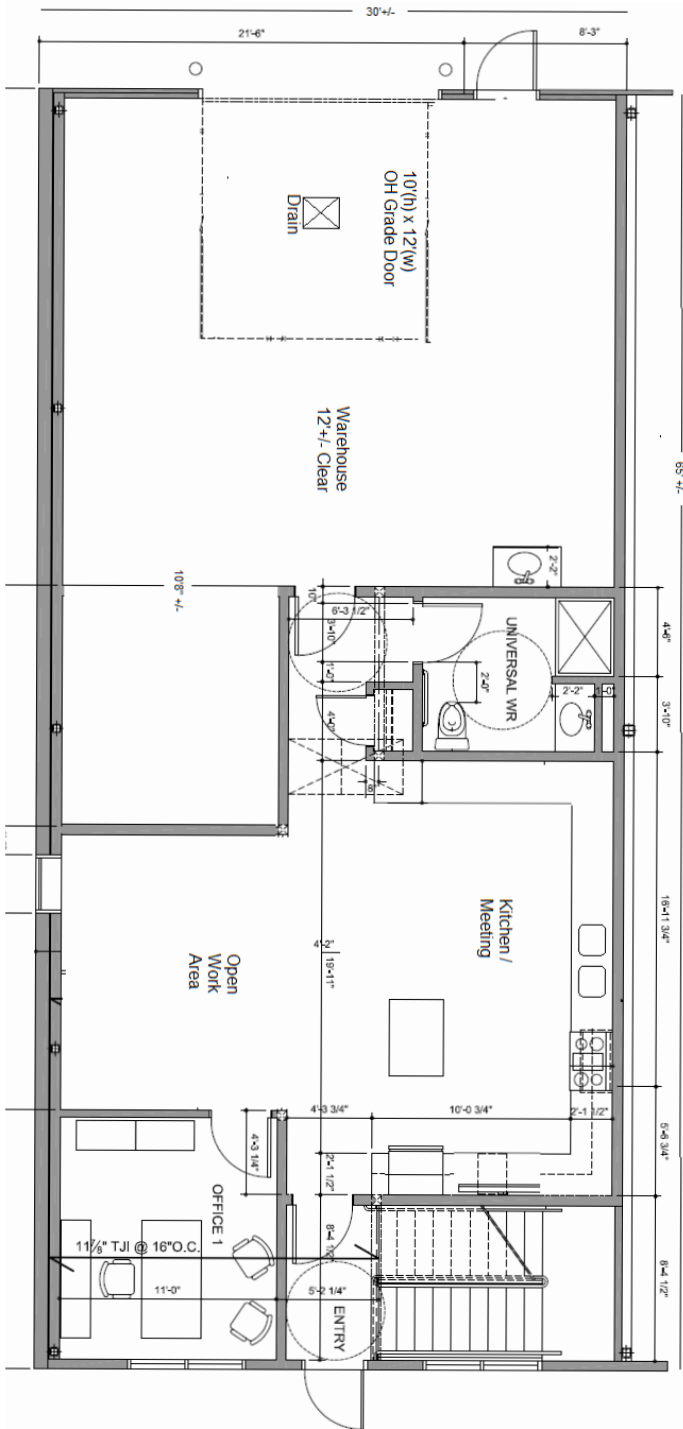
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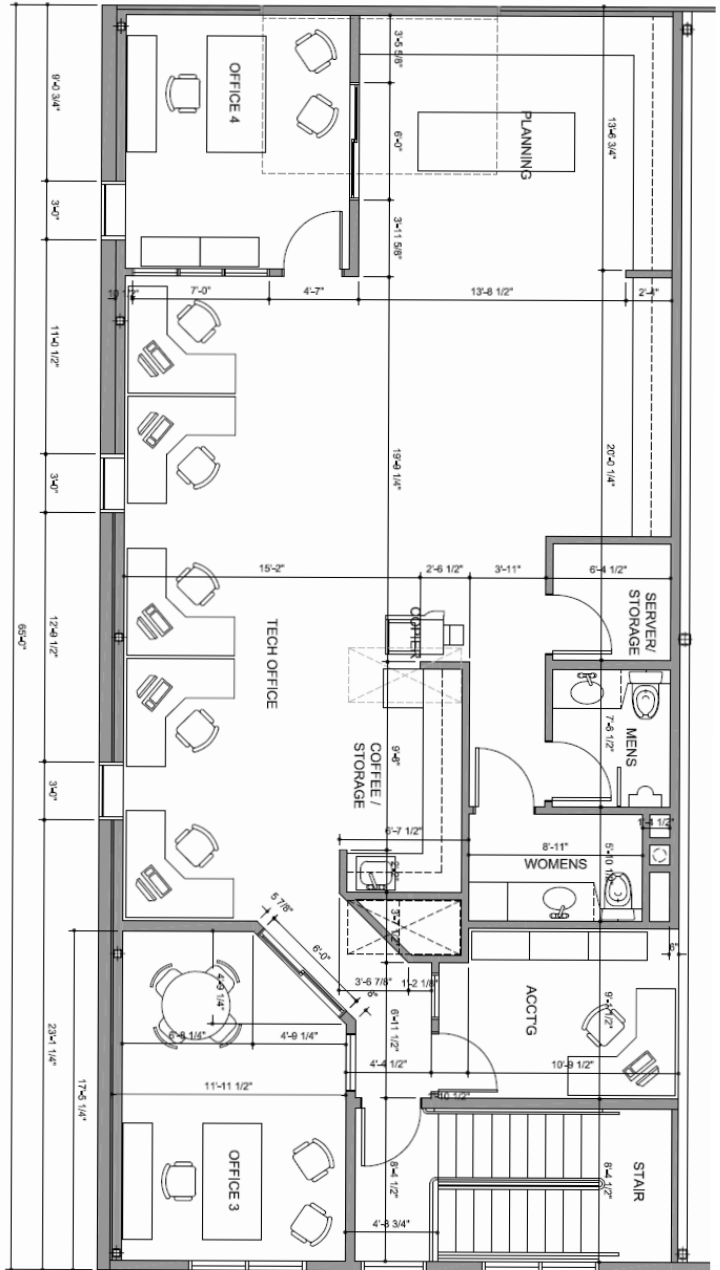
# FLOOR PLANS

(For illustration purposes only. Exact measurements and layout to be confirmed by buyer.)

## MAIN FLOOR



## SECOND FLOOR

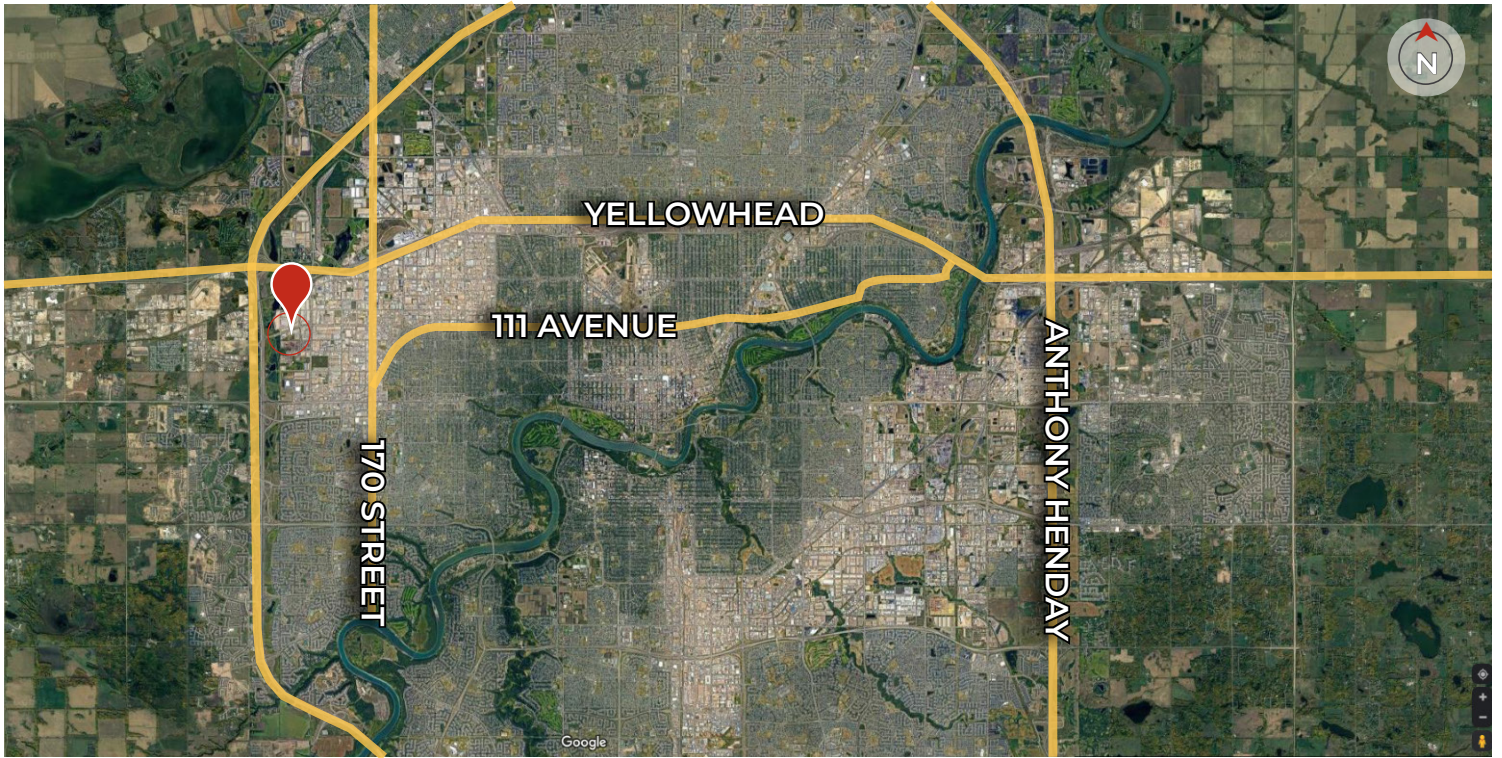


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## REGIONAL MAP



## LOCAL MAP



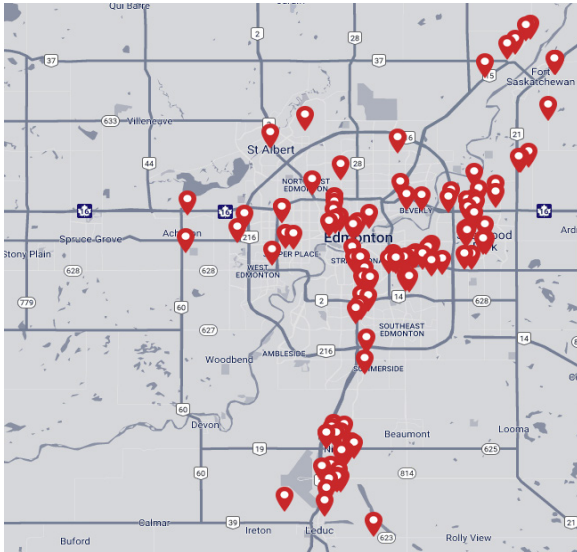
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## ABOUT ROYAL PARK REALTY



- 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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