

# 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 ±
- 39 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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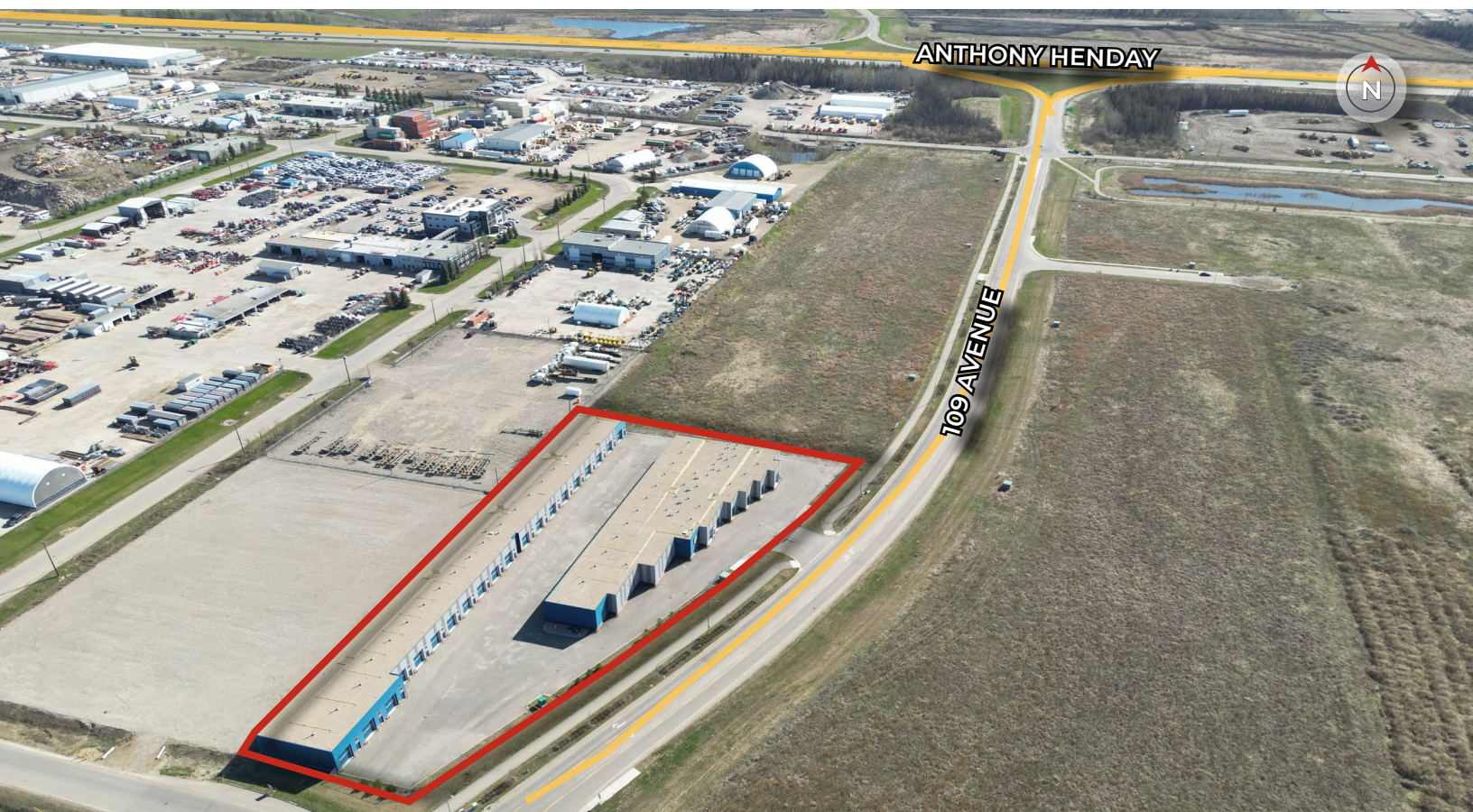
ROYAL PARK  
REALTY™

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 DESCRIPTION** Plan: 2121695; Block: 4; Lot: 20

**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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**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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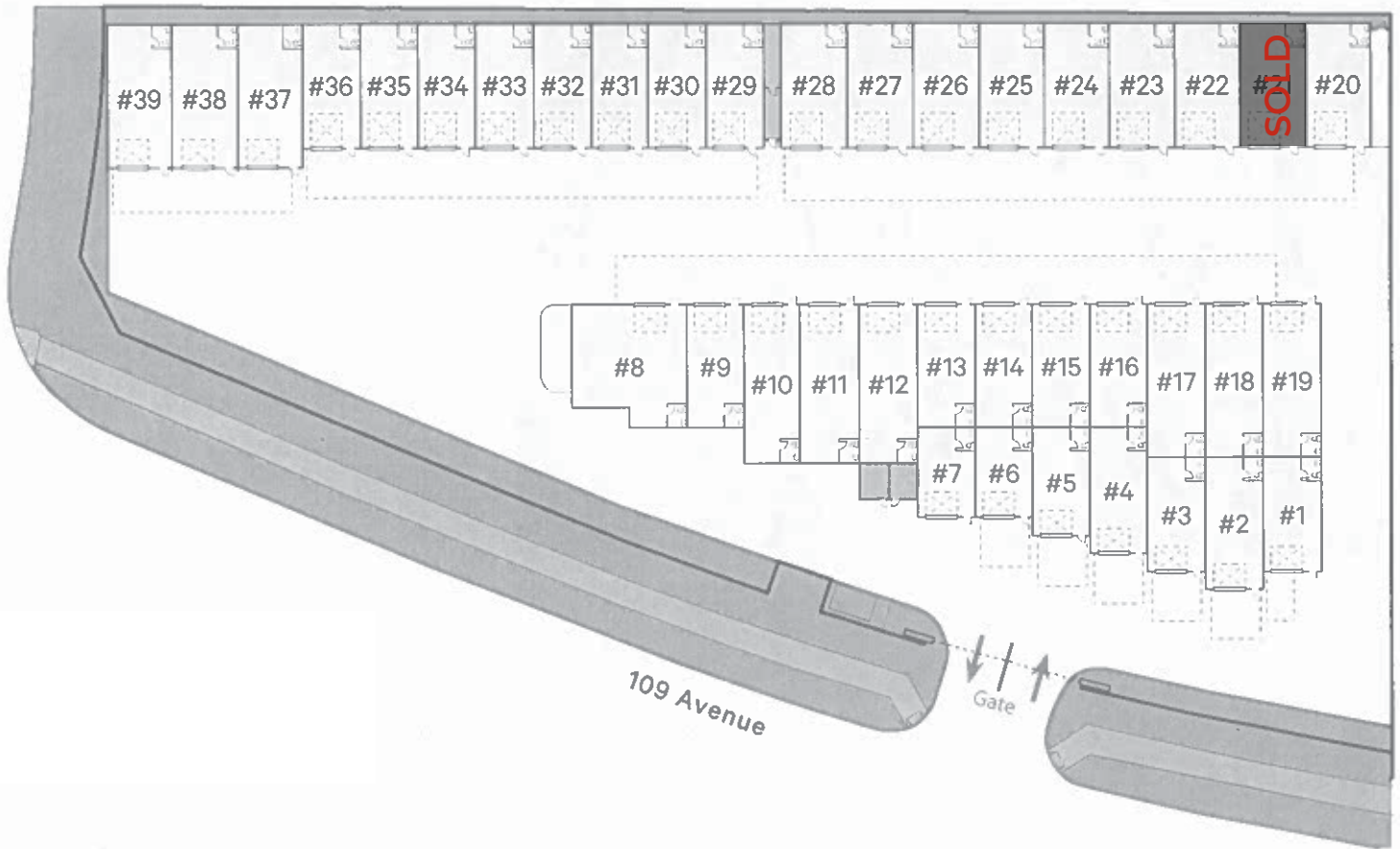
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Site Plan | 20304 109 Ave NW, Edmonton, AB



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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 Huchkowski - Associate



**C** 778.985.7922  
cody@royalparkrealty.com

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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