

FOR SALE

ENTRE PLEX CENTRE

9320 49 Street NW, Edmonton, AB



HIGHLIGHTS

- 15,182 sq ft on 1.1 acres (+/-)
- Two buildings consisting of 9,038 sq ft office and 6,144 sq ft shop
- Stand alone shop nicely separates industrial/office requirements or allows for two users
- Functional/office buildout
- Ample parking
- Excellent access to 50th Street

CONTACT

KELLY GIBBON
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BERT GAUDET
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PROPERTY DETAILS

MUNICIPAL ADDRESS	9320 49 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan 7622073, Block 2, Lot 6
TYPE OF PROPERTY	Office building with secondary industrial building
ZONING	BE - Business Employment
SITE SIZE	1.1 acres (+/-)
SIZE	
OFFICE	9,038 sq ft (+/-)
SHOP	6,144 sq ft (+/-)
TOTAL	<u>15,182 sq ft (+/-)</u>
PARKING	Ample parking, fully paved lot and yard
HEATING	Forced air
POWER	TBC
SITE COVERAGE	31.68%
POSSESSION	Negotiable

OFFICE DETAILS

- 14 offices
- Bull pen space
- Boardroom/training room
- 6 washrooms
- Reception area

FINANCIALS

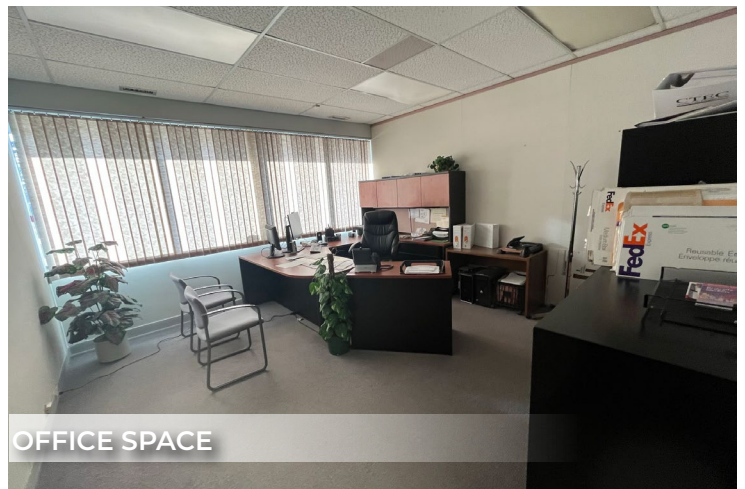
SALE PRICE \$2,850,000.00



RECEPTION



BOARDROOM-TRAINING



OFFICE SPACE



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SHOP PHOTOS



SHOP SPACE



SHOP AND MEZZANINE



PAVED PARKING



SHOP BUILDING

SHOP DETAILS

- 3 bays
- Mezzanine in each bay
- Two stage sumps
- (3) 12' x 14' grade doors
- Bays are approximately 65' x 30'
- 16' clear height

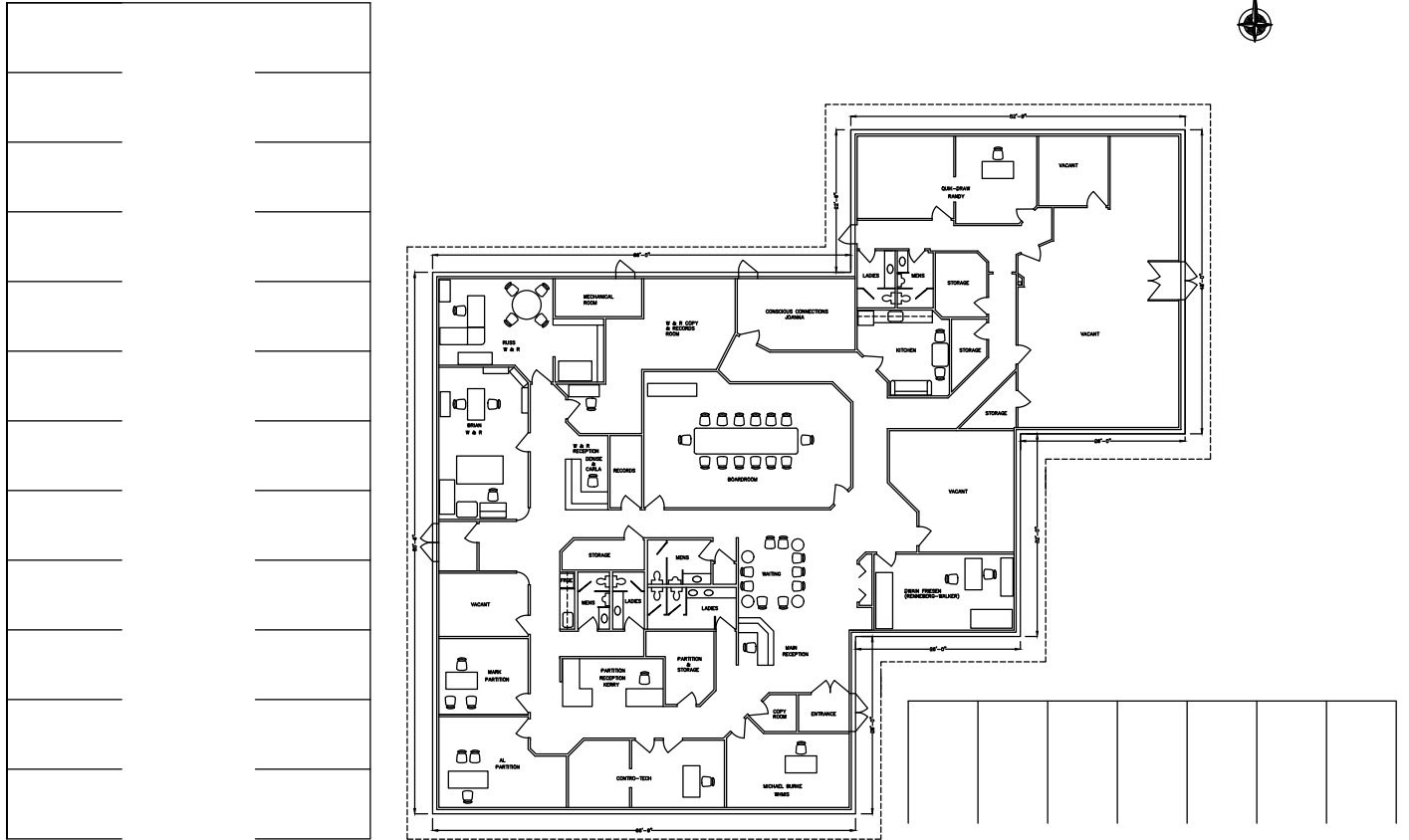


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OFFICE FLOOR PLAN

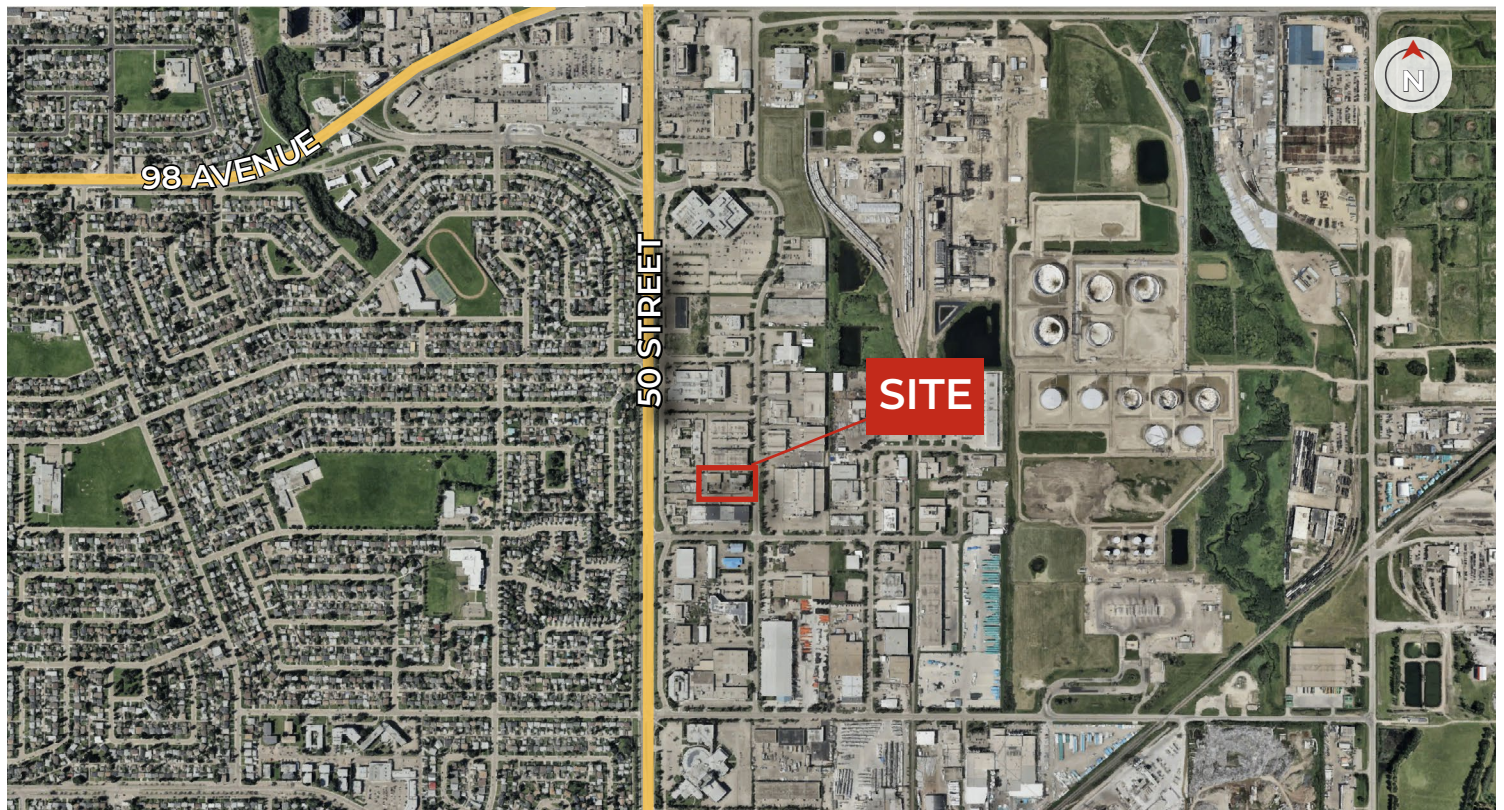


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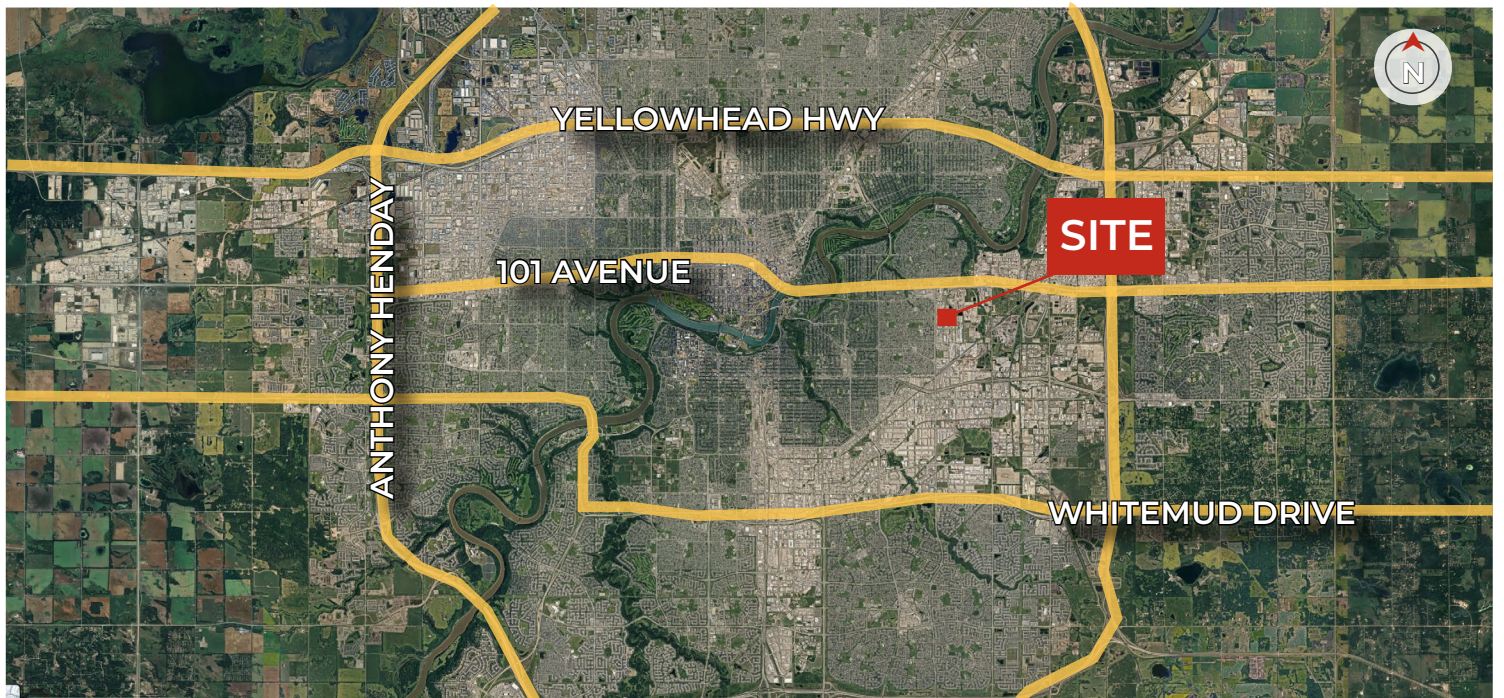
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NEIGHBOURHOOD MAP



REGIONAL MAP

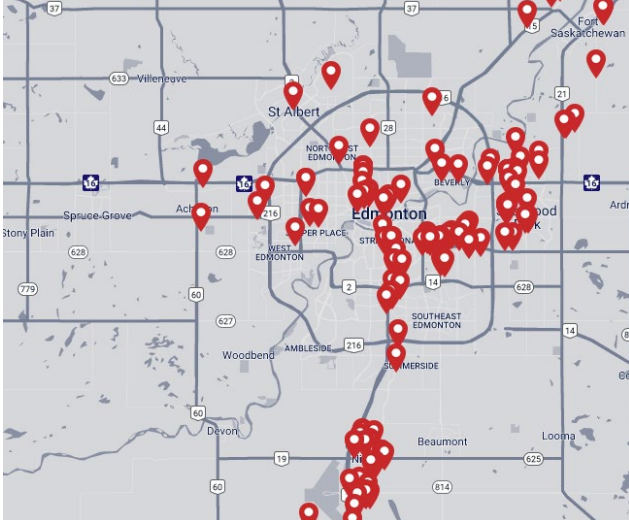


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ABOUT ROYAL PARK REALTY



- 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

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.



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