

# FOR SALE/LEASE

## MT10 FLEX CONDO 11320 - 119 Street NW, Edmonton, AB



**Irresistible Offer!**  
Reduced Sale Price, Free Rent and Vendor  
Financing or Lease-to-Own Available\*

### HIGHLIGHTS

- 1,578 sq ft ± second floor space on 119 St and 113 Ave in Central Edmonton, AB
- Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.\*
- Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.\*
- Price: ~~\$385,037.00~~ \$365,750.00

### CONTACT

**THOMAS BRAUN** MBA  
Partner, Associate  
C 780.690.8353  
thomas@royalparkrealty.com



*\* Limited Time Offer: Contact associate for details. Subject to approved credit and offer terms. All offers are contingent upon final contract agreements and are subject to change based on market conditions, interest rates, and other factors without prior notice. The seller/landlord reserves the right to modify or withdraw this offer at any time. This offer is non-binding until a formal contract is executed. The seller/landlord is not liable for any misunderstandings or changes arising from external factors or incorrect assumptions.*



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# PHOTOS



EAST FACING SHOWING PYLON SIGN, DOG OFFLEASH AND BANK OF WINDOWS



EAST FACING WITH DOG OFFLEASH AREA ACROSS THE STREET



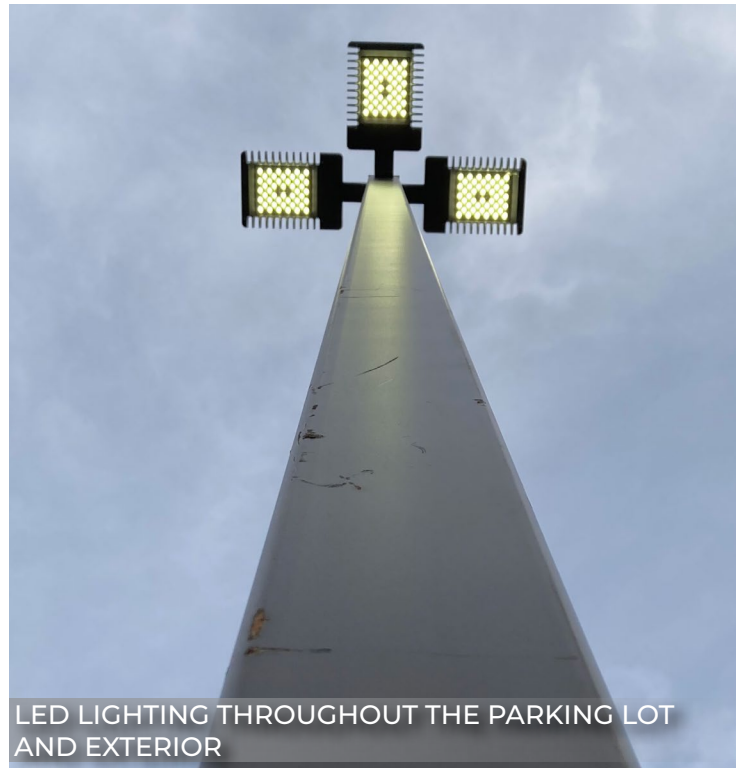
PARKING ALONG THE FRONT (EAST SIDE)



NORTHEAST FACING ALONG 119TH STREET



MAILBOXES



LED LIGHTING THROUGHOUT THE PARKING LOT AND EXTERIOR



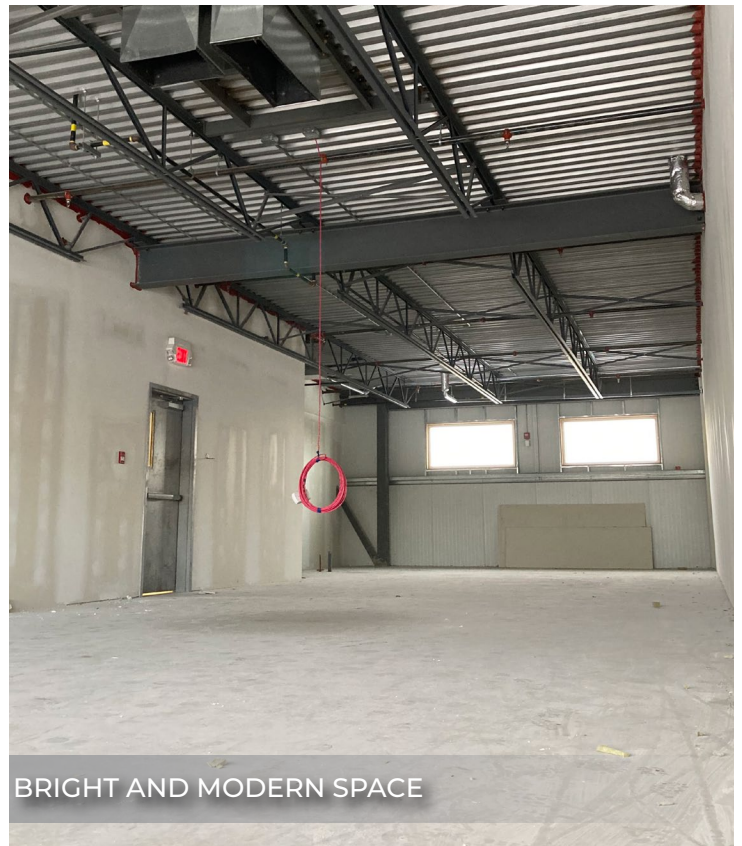
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## CONDO DEVELOPMENT DETAILS

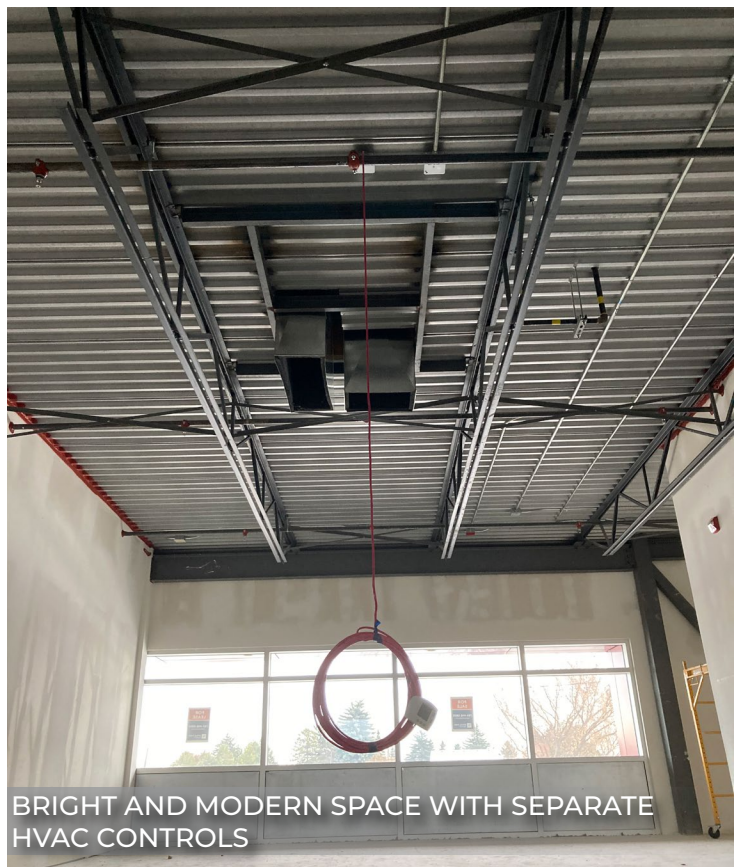
MUNICIPAL ADDRESS	11320 119 Street NW, Edmonton, AB
LEGAL DESCRIPTION	1621000 Unit 10
NEIGHBOURHOOD	Prince Rupert
ZONING	BE - ( <a href="#">Business Employment</a> )
BUILT	2014
CONSTRUCTION TYPE	Concrete and structural steel
TOTAL BUILDING SIZE	36,000 sq ft ±
UTILITIES	Separately metered gas, power and water
FIRE SUPPRESSION	Sprinklered



BRIGHT AND MODERN SPACE

## UNIT DETAILS AND FINANCIALS

UNIT	10
FLOOR	Second
SIZE	1,578 sq ft ±
HEATING	Rooftop HVAC
DIMENSION	24'6" ± X 65' ±
CEILING HEIGHT	12' ft ± (clear)
POWER	125A and 120/208V
BATHROOM	Roughed in plumbing
PARKING	4 stalls (TBC)
POSSESSION	Immediate
PRICE (\$)	<del>\$385,037.00</del> \$365,750.00
TAXES	\$9,566.40/yr (2024)
CONDO FEES	\$436.52/ mo (2024)
NET RENT	\$9.99/sq ft/yr



BRIGHT AND MODERN SPACE WITH SEPARATE HVAC CONTROLS



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# PHOTOS



SOUTH-EAST FACING WITH DOWNTOWN EDMONTON IN THE BACKGROUND



PARKING ALONG THE FRONT (EAST SIDE)



PYLON SIGNAGE SPOTS AVAILABLE FOR RENT



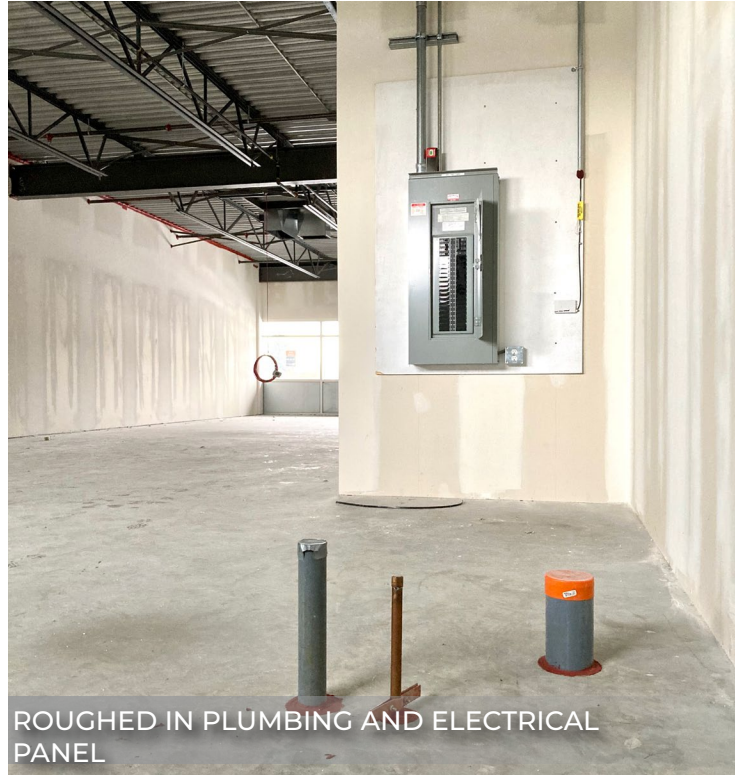
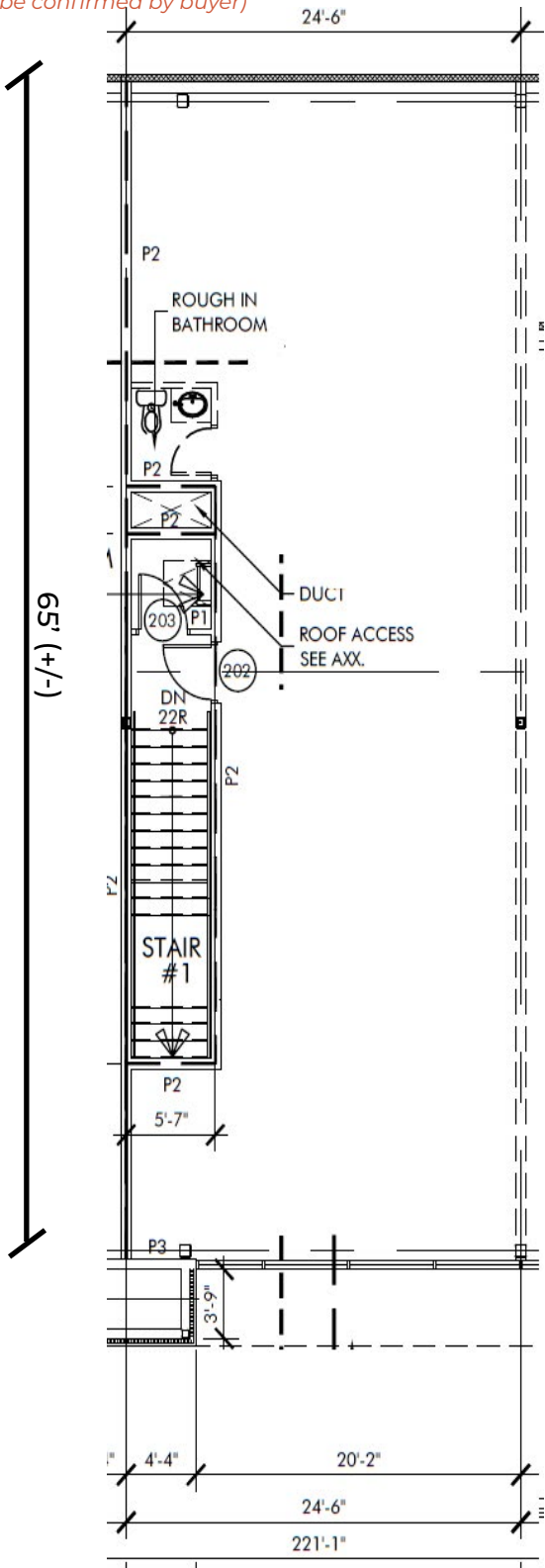
POWER PANEL WITH 125AMPS AND 120/208 VOLTS

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# UNIT 10 FLOOR PLAN

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

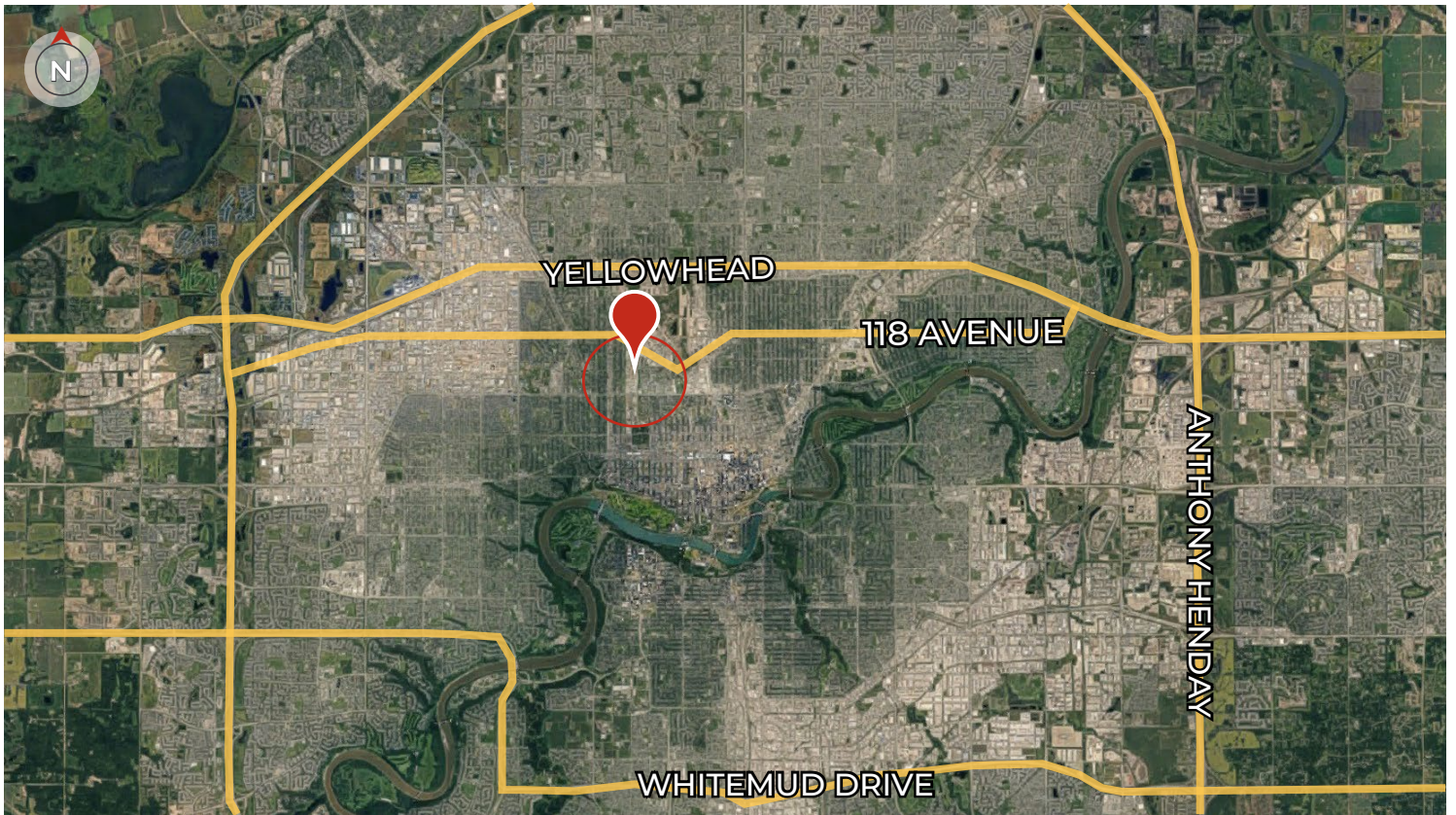


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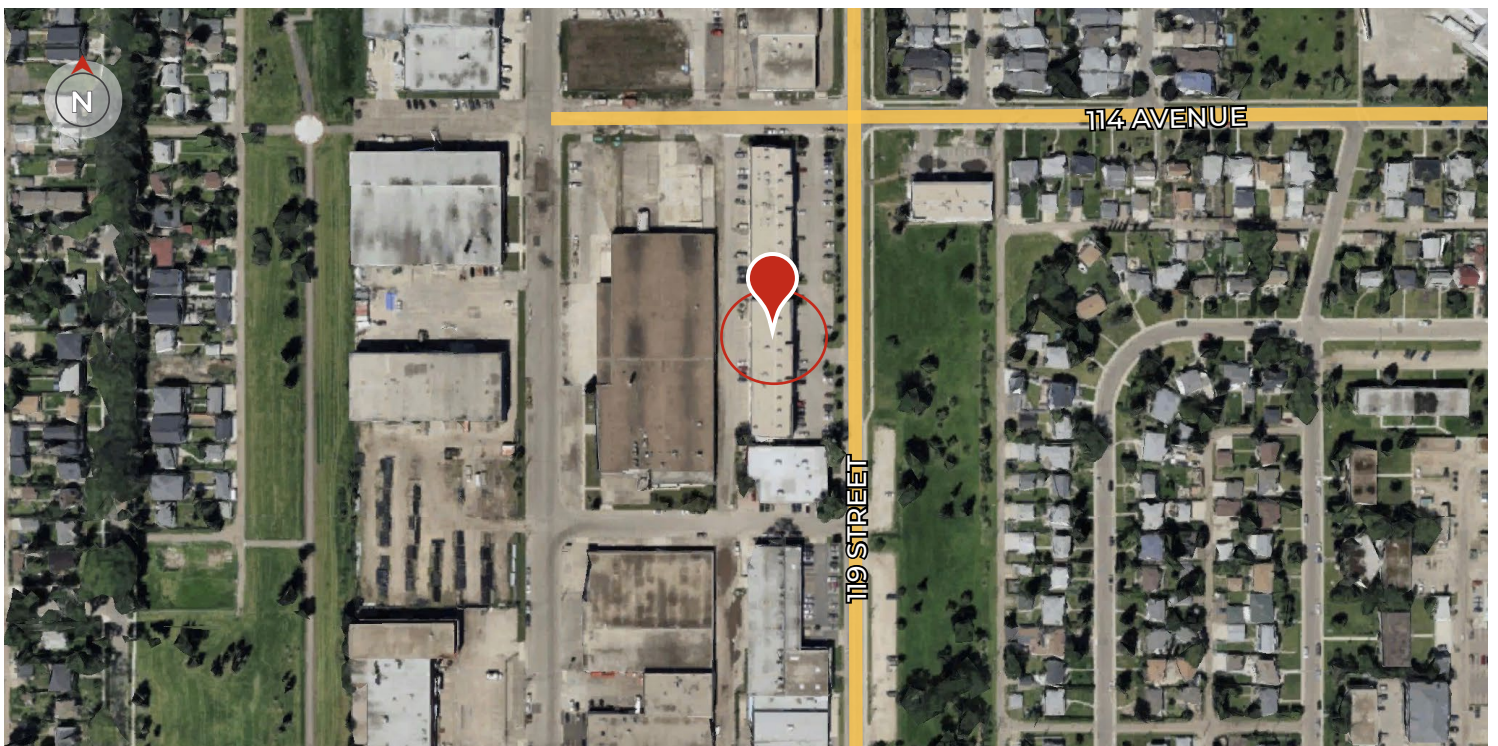
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## REGIONAL LOCATION



## LOCAL MAP



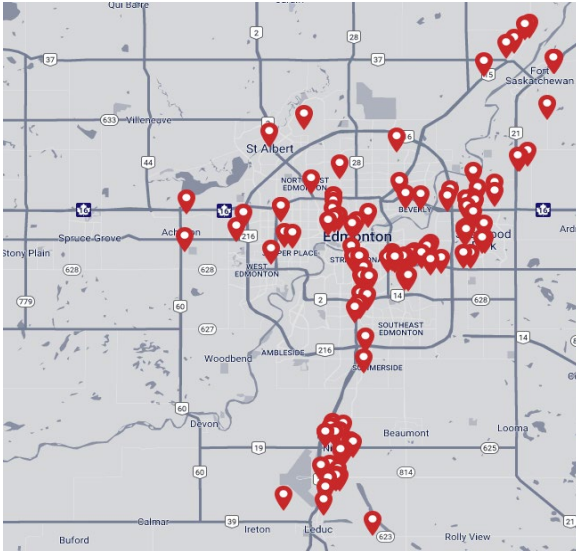
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## ABOUT ROYAL PARK REALTY

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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

## THOMAS BRAUN Partner/Associate, MBA - BIO

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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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