

# FOR SALE

## RSS118 RETAIL/OFFICE/FLEX

11816 - 121 Street NW, Edmonton, AB



**IDEAL DAYCARE SPACE**

### HIGHLIGHTS

- 17,312 sq ft ± of retail/office/flex space on 1.59 acres ± of leased land in North-Central Edmonton
- Income-producing asset with three tenants in place and a vacant suite ideal for owner-user daycare or business occupancy
- Exposure to 28,944 vehicles per average weekday on 118 Ave and 17,172 vehicles per average weekday on 121 St (City of Edmonton, 2023)
- Parking is outstanding (~72 stalls for the whole building)
- Elevator, second floor rooftop patio and outdoor storage areas
- Ideal for daycares, accounting firms, law firms, and medical offices
- For Sale: \$3,260,000.00 Financial and supporting documents available upon completion of NDA

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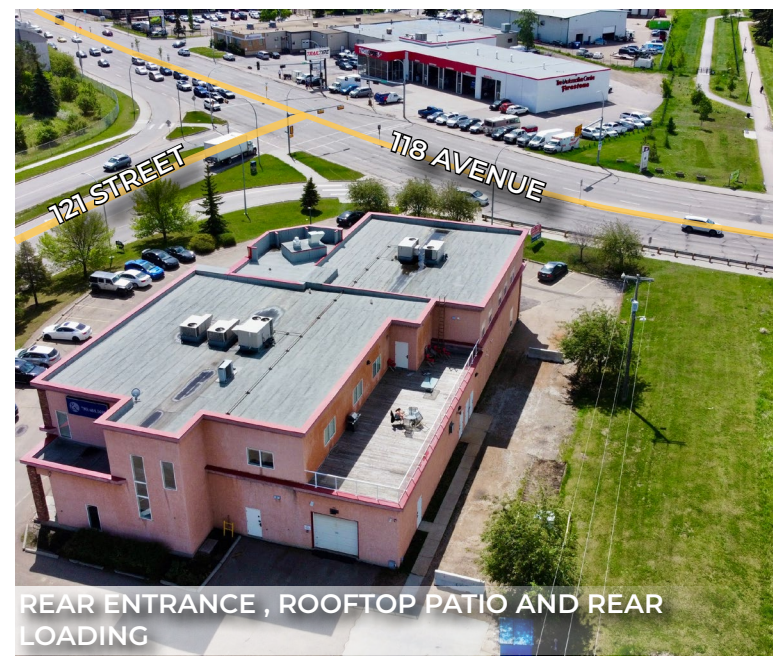


## Property Details and Financials | 11816 - 121 Street NW, Edmonton, AB

|                               |   |
|-------------------------------|---|
| MUNICIPAL ADDRESS             | 11816 - 121 Street NW, Edmonton, AB   |
| LEGAL DESCRIPTION             | Plan: 9020277; Block: 6B; Lot; 1  |
| ZONING                        | CG ( <a href="#">General Commercial</a> )<br>The City has expressed support for daycare use at this location  |
| NEIGHBOURHOOD                 | Blatchford  |
| MAIN                          | 8,843 sq ft ±   |
| SECOND                        | 8,469 sq ft ±   |
| TOTAL                         | 17,312 sq ft ±  |
| ROOFTOP PATIO OVER MAIN FLOOR | 1,300 sq ft ± (not included in second)  |
| SHOP/WAREHOUSE                | 1,340 sq ft ± (included in main)  |
| SITE SIZE                     | 1.59 acres ±  |
| OTHER FEATURES                | Elevator, rooftop patio, grade level OH door, next to green belt  |
| POWER                         | 800 Amps (TBC) at 120/208 volts   |
| FENCED YARD AREA              | 2,800 sq ft ± of fenced storage, more possible on site (TBC)  |
| PARKING                       | 72 stalls total for the entire building   |
| SIGNAGE                       | Main floor on building  |
| SECURITY                      | Alarm, camera, intercom and parking lights  |
| INTERNET                      | Shaw Fibre (TBC)  |
| SALE PRICE                    | <b>\$3,260,000.00</b>   |
| PROPERTY TAXES                | \$86,560/ yr (TBC)  |
| LAND LEASE                    | \$5,320.00/mo (TBC)   |
| OWNERSHIP TYPE                | Leasehold Estate - This is a sale of the building and leasehold interest only—the buyer will own the improvements and assume the long-term land lease from the City of Edmonton, but not the land itself. |

### Additional Details

- **Revenue in place:** Income-producing property with three tenants in place; flexible lease terms allow for potential extensions or vacancy to accommodate owner-user needs. Lease details available upon completion of confidentiality agreement.
- **Available Space:** Vacant space ideal for daycare – ready for immediate owner use



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## Vacant Office Space Details | 11816 - 121 Street NW, Edmonton, AB

|                     |  |
|---------------------|--|
| OFFICE SIZE         | 6,210 sq ft ±  |
| HEATING AND COOLING | Rooftop HVAC   |
| FLOORING            | Tile and carpet  |
| LIGHTING            | LED  |
| CEILING HEIGHT      | 8'10" - 9'1"   |
| LAYOUT              | Offices (9), Open Work Areas (3), Washroom (2), Boardroom (1), Warehouse (1), Server Room (1), Kitchenette (1) |



BRIGHT AND OPEN WORK AREA



PROFESSIONAL BOARDROOM WITH RETRACTABLE GLASS WALL



KITCHENETTE AND COFFEE STATION



SPACIOUS AND WELL LIT OFFICES



OFFICE WASHROOM WITH HANDICAP ACCESS



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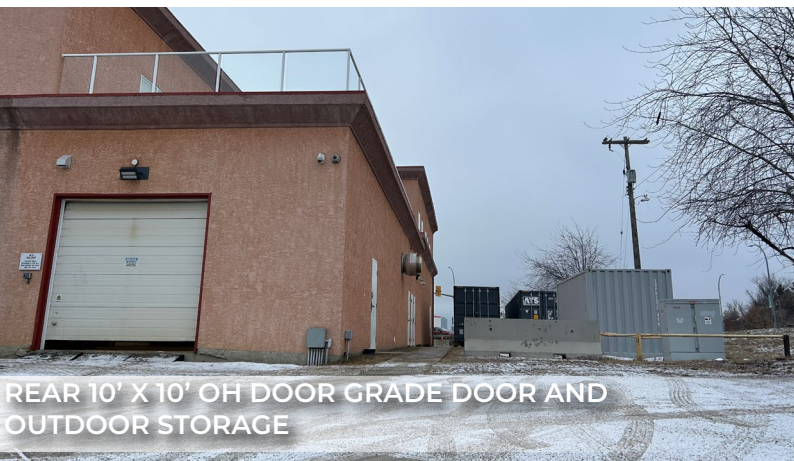
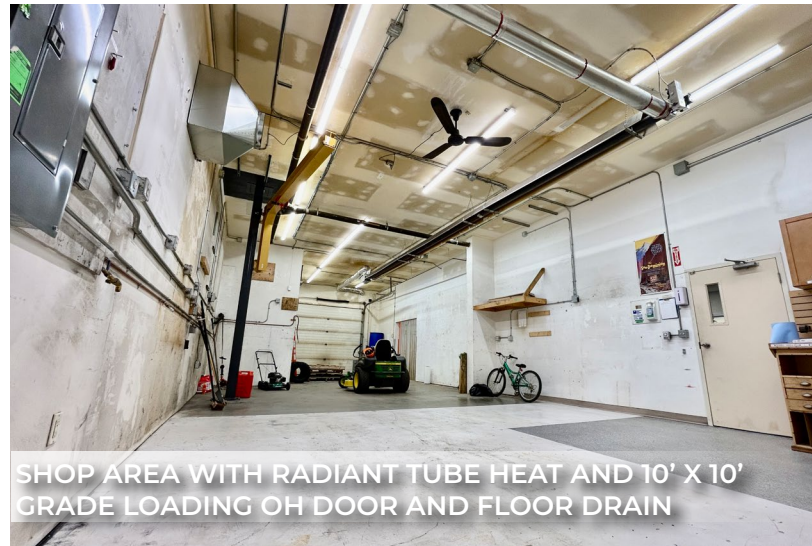
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## Vacant Shop and Storage Space Details | 11816 - 121 Street NW, Edmonton, AB

|                          |  |
|--------------------------|--|
| SIZE                     | 1,340 sq ft ±  |
| CEILING HEIGHT           | Truss: Heater Tubes 10'6" ±<br>Deck: 12' 5" ±            |
| CRANE                    | ½ Ton Jib (TBC)  |
| LOADING                  | (1) 10' x 10' grade                                      |
| HEATING                  | Radiant tube   |
| LIGHTING                 | LED  |
| DRAINAGE                 | Floor drain  |
| OUTSIDE STORAGE/<br>YARD | 2,800 s ft ±, total available. Extra charge<br>may apply |



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## Interior Photos | 11816 - 121 Street NW, Edmonton, AB



ACCOUNTING TENANT MAIN RECEPTION



ACCOUNTING TENANT BOARDROOM



ACCOUNTING TENANT BANK OF OFFICES



PROFESSIONAL RECEPTION AREA



LARGE EXECUTIVE OFFICE WITH LED LIGHTING AND CARPET TILE



VERSATILE MEETING SPACE



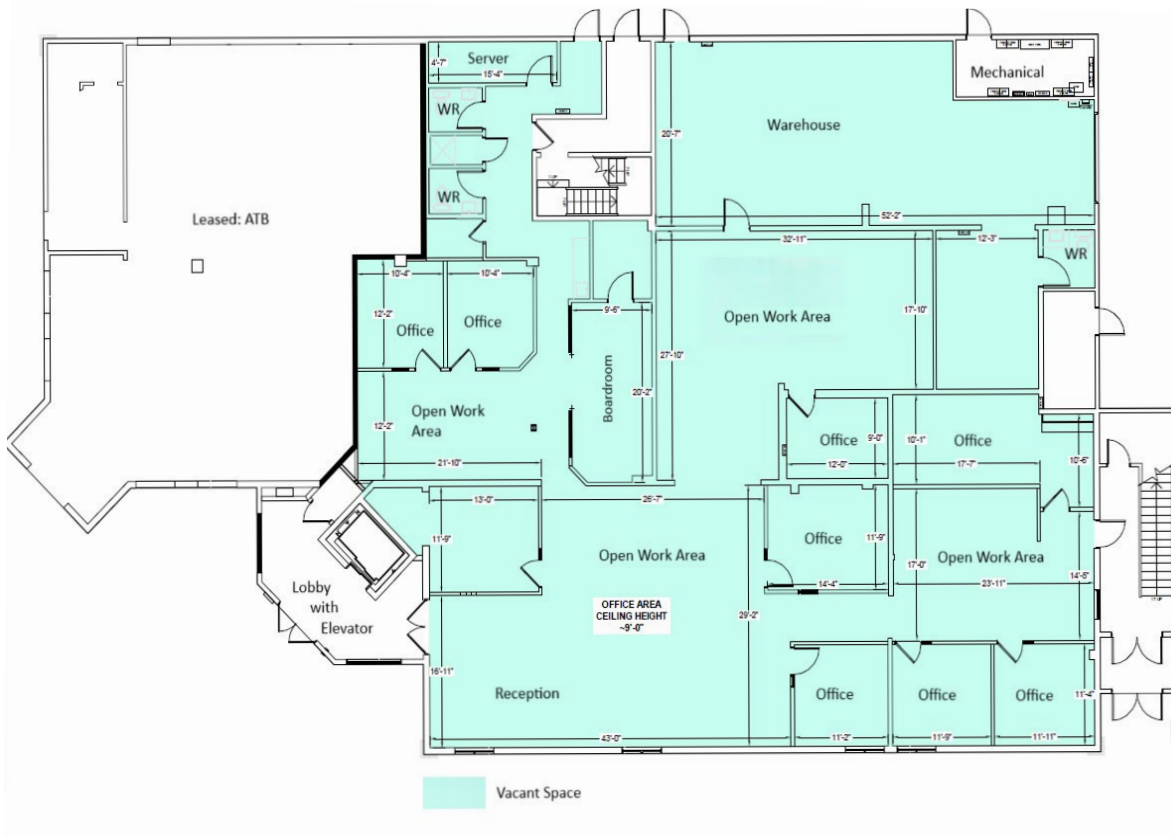
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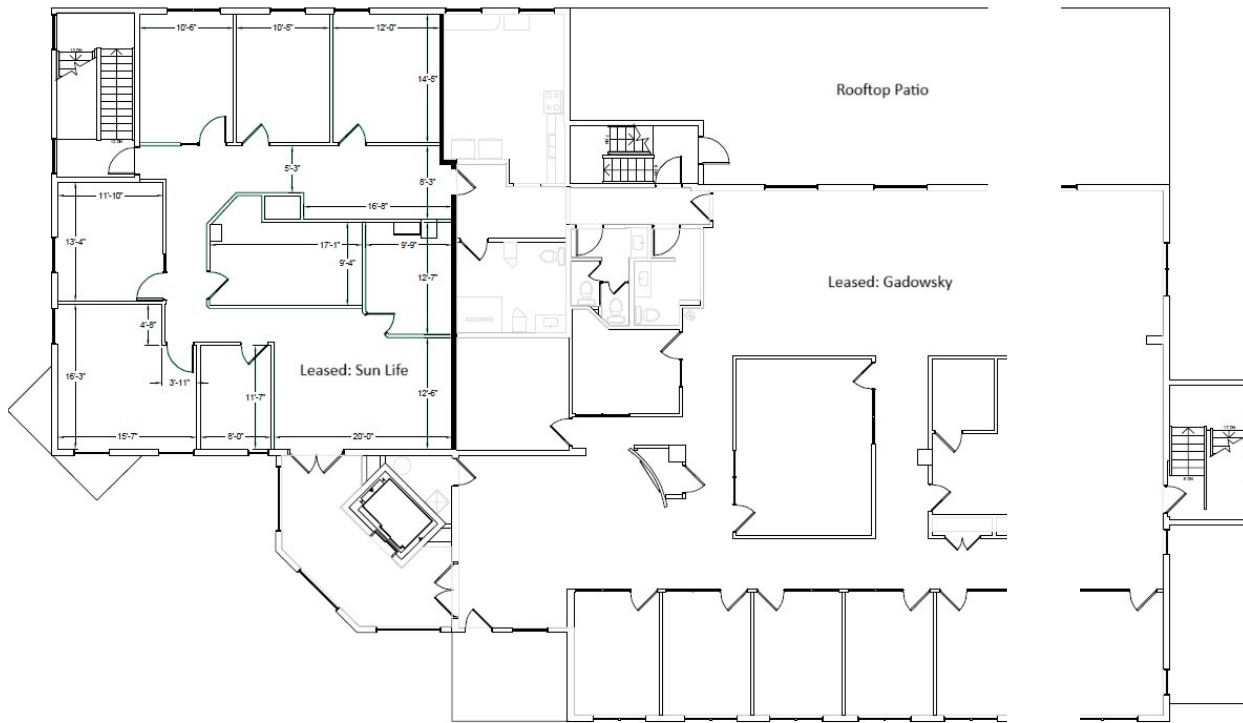
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## Main Floor Floor Plan (exact layout to be confirmed by tenant)



## Second Floor Floor Plan (exact layout to be confirmed by tenant)

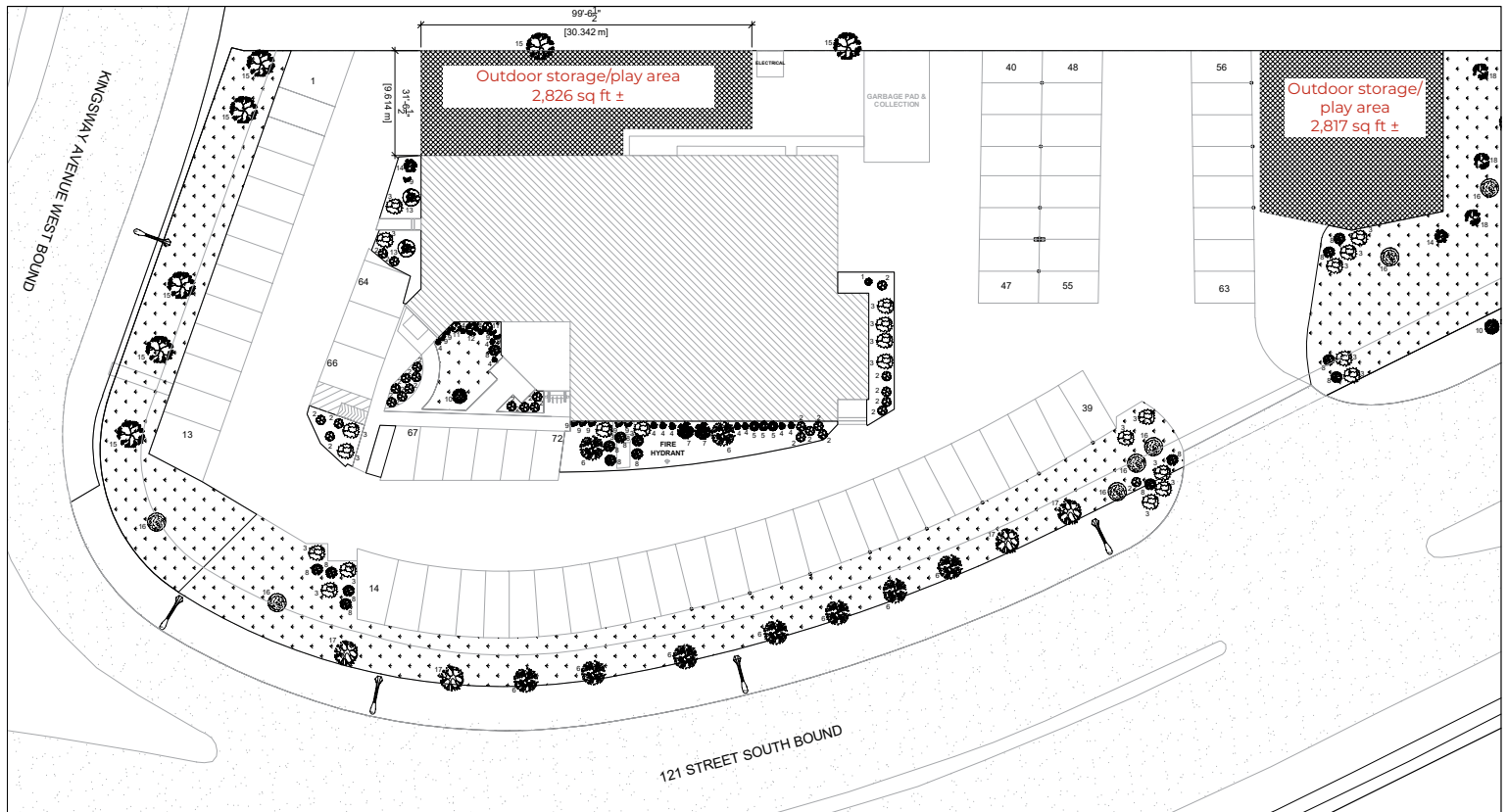


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# Site Plan (exact layout to be confirmed by tenant)



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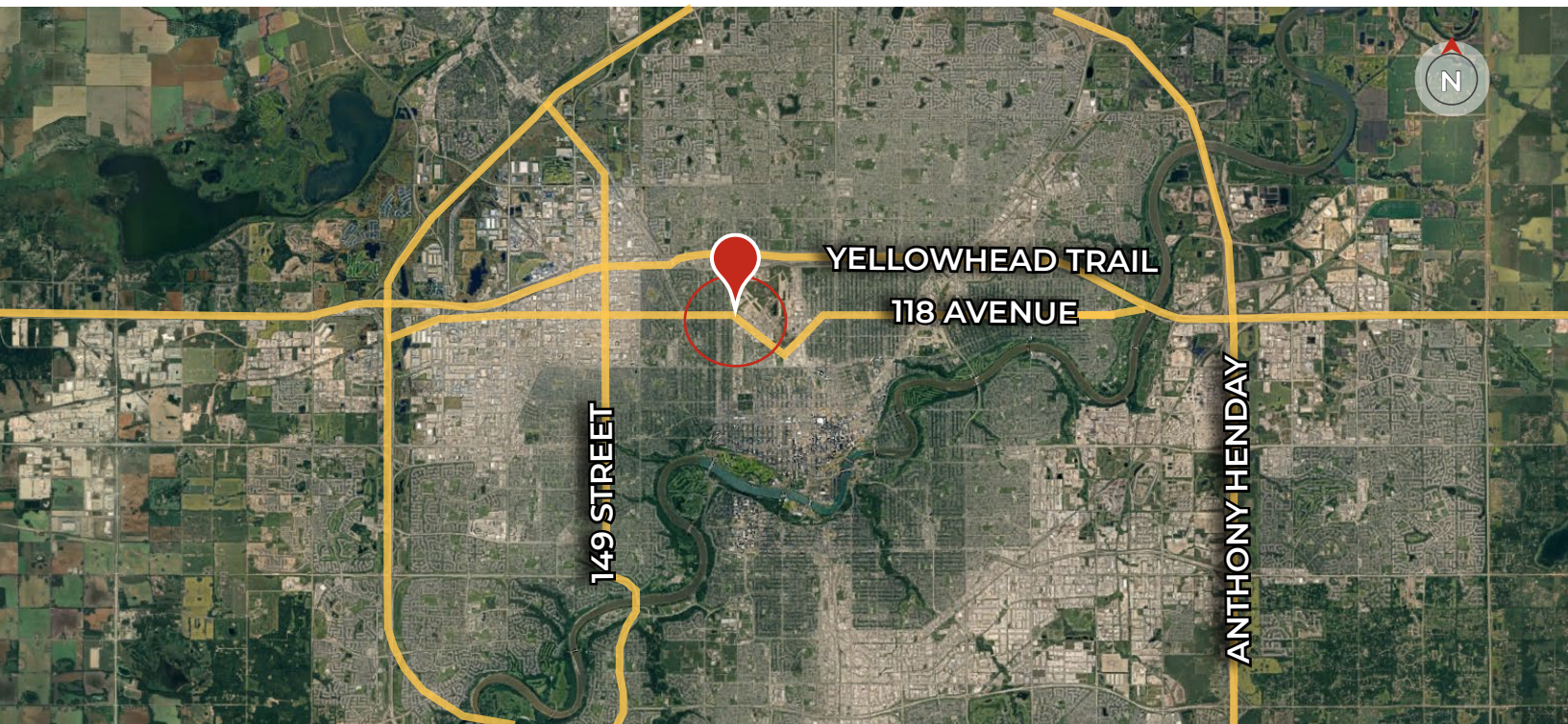
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## Local Map



## Regional Map



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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



### THOMAS BRAUN

Partner, Associate

C 780.690.8353

thomas@royalparkrealty.com

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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