



11803 114 Avenue, Edmonton

Multi-Tenant Commercial Building



PROPERTY DETAILS

Address:	11803 114 Avenue, Edmonton
Legal:	Plan 9423352, Block 18A, Lot A
Zoning:	CN (Neighborhood Commercial)
Site Size:	18,935 SF (+/-)
Building Size:	13,522 SF (+/-)
Property Tax:	\$99,110.33 (2026 estimate)
Sale Price:	\$3,990,000.00
Possession:	Negotiable

***ASK ASSOCIATE ABOUT
OWNER/USER DETAILS**



PROPERTY HIGHLIGHTS

- Multi-Tenant Commercial Investment & Owner-User opportunity located in Central Edmonton with quick access to Downtown
- 13,522 SF of modern retail and office space built in 2022
- Six main floor retail bays with individual exterior entrances & four professional office units on second floor
- Modern steel-frame construction with quality finishes throughout and elevator
- Excellent connectivity via Kingsway Avenue, 111 Avenue, 118 Avenue, and Yellowhead Trail
- Minutes from NAIT, Kingsway Mall, Royal Alexandra Hospital, and the Brewery District



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PROPERTY
PHOTOS

11803 114 Avenue, Edmonton

Property features:



PARKING



ELEVATOR



NEARBY
AMENITIES



Sumolash



Sumolash



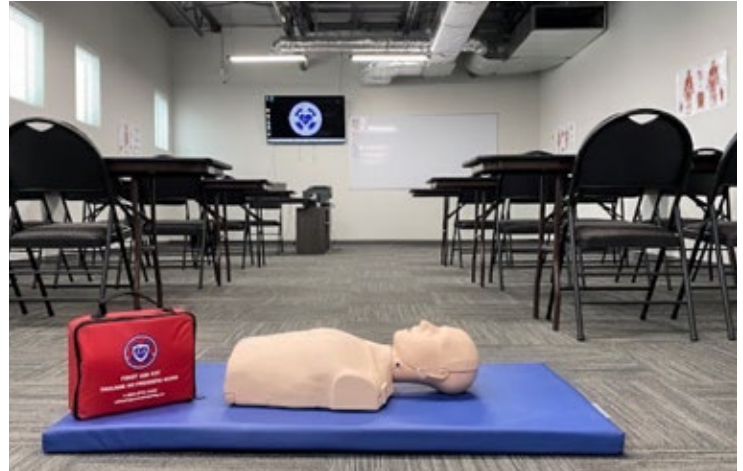
Sumolash



Lobby with Elevator



St. Mark James Training



St. Mark James Training



PROPERTY PHOTOS

11803 114 Avenue, Edmonton

Property features:



PARKING



ELEVATOR



NEARBY
AMENITIES



INITIA Office



INITIA Office



PROPERTY SPECIFICATIONS

Year Built:	2022
Construction:	Stucco & Steel Frame
Site Coverage Ratio:	33%
Building Type:	Commercial Multi-Bay
Stories:	2
Parking:	~20 Surface Stalls
Heat:	RTU with A/C
Lighting:	Mixed
Power:	3 Phase
Utilities:	Gas & Electricity Separately Metered



TENANT MIX

- Primetime Signs
- Tri Astra Spa (formerly Bhakti Massage)
- Sumolash Eyelash Extensions
- St. Mark James Training
- INITIA Real Estate
- The Compound

Neighbourhood features:



- Quick access to 111 Avenue, Kingsway, 124 Street, Groat Road, and St. Albert Trail.
- Minutes from Downtown Edmonton, Kingsway Mall, and the Blatchford redevelopment.
- Surrounded by an established mix of residential communities and commercial businesses.



**AREA
POPULATION**
(within 5kms)

- 194,865 Residents
- 303,692 Daytime Population
- 2.7% Annual Growth (2023-2028)

**AREA
INCOME**
(within 5kms)

Average household
income: \$88,226

**VEHICLES
PER DAY**

114 Avenue: 9,700
119 Street: 9,500



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