

FOR SALE

IDEAL DAYCARE / EDUCATIONAL / OWNER-USER OPPORTUNITY

11816 - 121 Street NW, Edmonton, AB



**PRICE IMPROVEMENT
NOW OFFERED AT \$2,599,000**

HIGHLIGHTS

- 17,312 sq ft ± of flexible retail/office space on 1.59 acres ± of leased land
 - Ideal for daycare, educational, nonprofit, professional, and owner-user occupancy
 - High visibility corner exposure
 - Parking is outstanding (~72 stalls for the whole building)
 - Fenced outdoor play/storage area and second floor rooftop patio
 - Flexible owner-user occupancy
 - Immediate occupancy available
 - For Sale: ~~\$3,260,000.00~~ \$2,599,000.00 (below replacement cost)
- (Financial and supporting documents available upon completion of NDA)

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



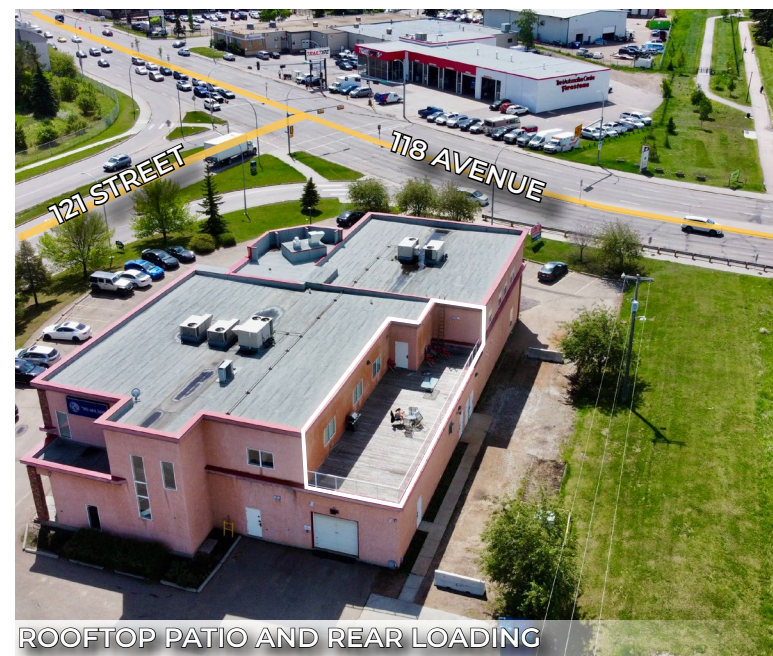
**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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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 (General Commercial) 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	\$3,260,000.00 \$2,599,000.00
PROPERTY TAXES	\$86,560/yr (TBC)
LAND LEASE	\$5,320.00/mo (TBC)
OWNERSHIP TYPE	Long-term leasehold opportunity with approximately 27 years ± remaining on the land lease. <small>(Lower acquisition basis relative to comparable freehold properties.)</small>



Exceptional Features

- Excellent opportunity to acquire a highly improved facility below replacement cost
- Income-producing property with three tenants in place; flexible lease terms allow for potential extensions or vacancy to accommodate owner-user needs
- Vacant space ideal for daycare, educational, non-profit, professional or owner-user occupancy



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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)

Certain interior photographs depict prior tenant furnishings, fixtures, and layouts and are provided for illustrative purposes only. Current premises condition and appearance may vary



BRIGHT AND OPEN WORK AREA



FUNCTIONAL MEETING/CLASSROOM SPACE



KITCHENETTE AND COFFEE STATION



FLEXIBLE ROOMS FOR OFFICES, CLASSROOMS OR PROGRAM SPACE



OFFICE WASHROOM WITH HANDICAP ACCESS



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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" ± Deck: 12' 5" ±
CRANE	½ Ton Jib (TBC)
LOADING	(1) 10' x 10' grade
HEATING	Radiant tube
LIGHTING	LED
DRAINAGE	Floor drain
OUTSIDE STORAGE/ YARD	2,800 s ft ±, total available. Extra charge may apply



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OPEN RECEPTION AREA



FUNCTIONAL PRIVATE OFFICES



PROFESSIONAL BOARDROOM



SPACIOUS, WELL-LIT OFFICES



VERSATILE WORK SPACE

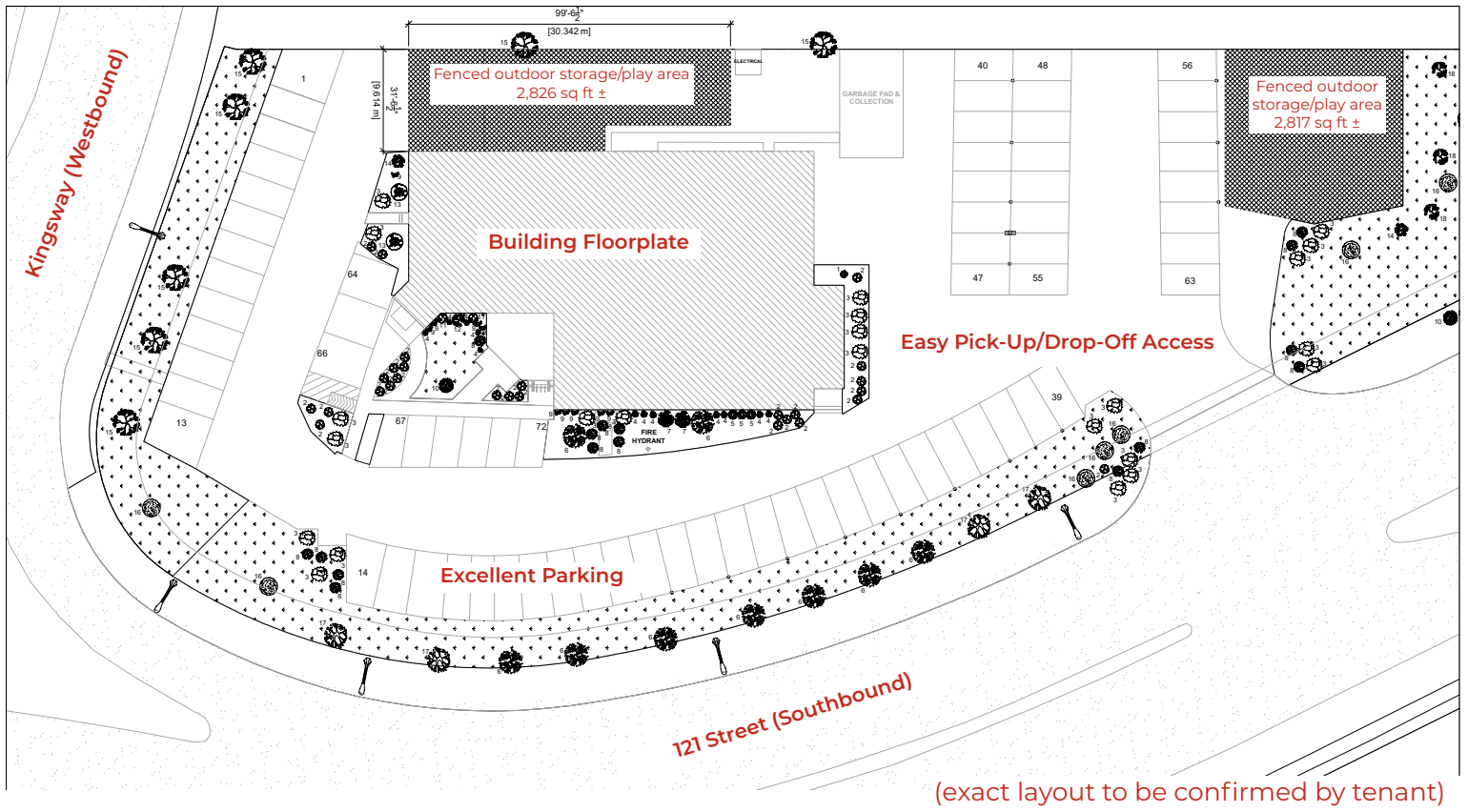


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Site Plan



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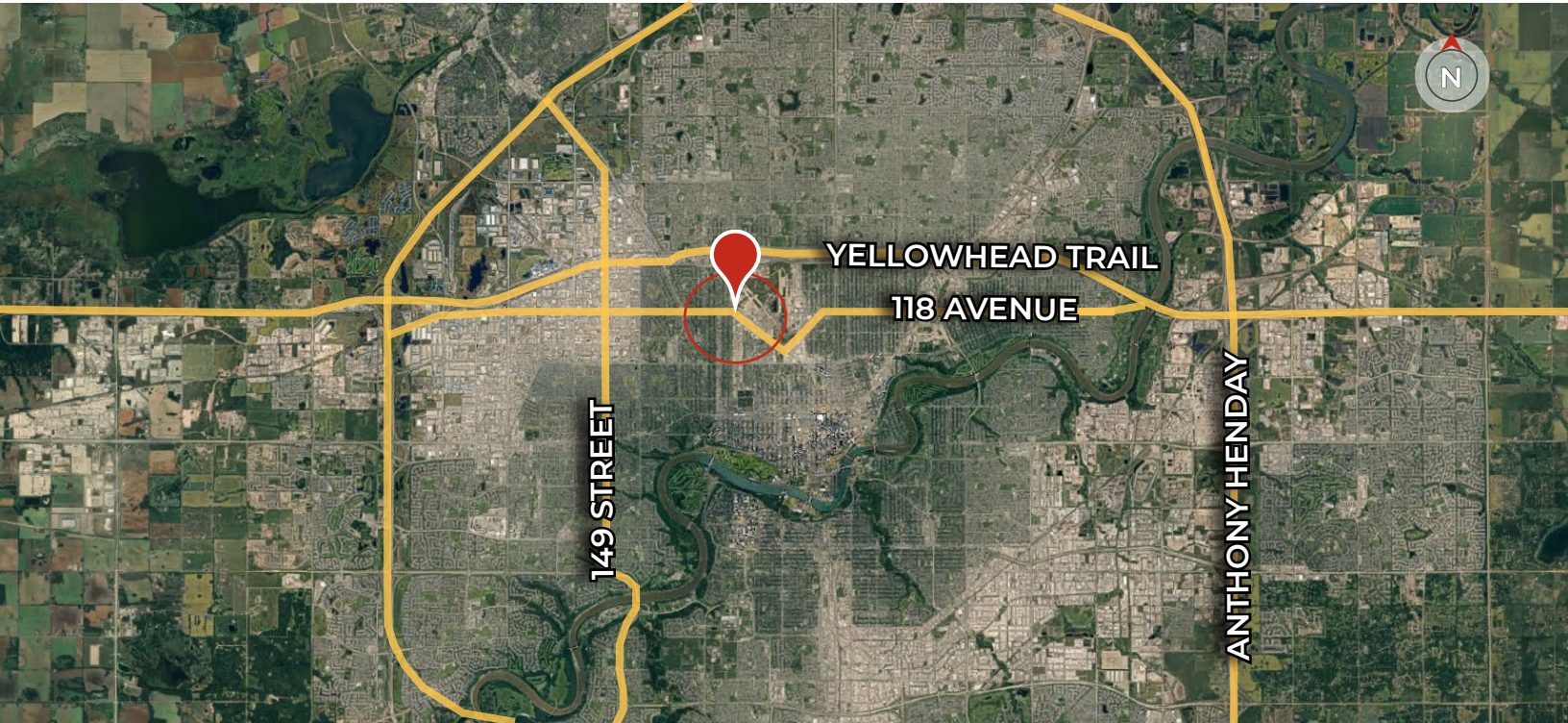
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Local Map



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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