

FOR SALE

OFFICE SPACE

Unit 9, 11610-119 Street NW, Edmonton, AB



HIGHLIGHTS

- 2,540 sq ft ± office space
- Quick access to 119th Street and high visibility from Kingway
- Kingsway Mall is a 6 minute drive
- Close to the new Blatchford residential neighborhoods
- Starbucks is down the street
- 7 minutes drive to Yellowhead Trail

SCOTT ENDRES

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JOEL WOLSKI

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RAYA WOLSKI

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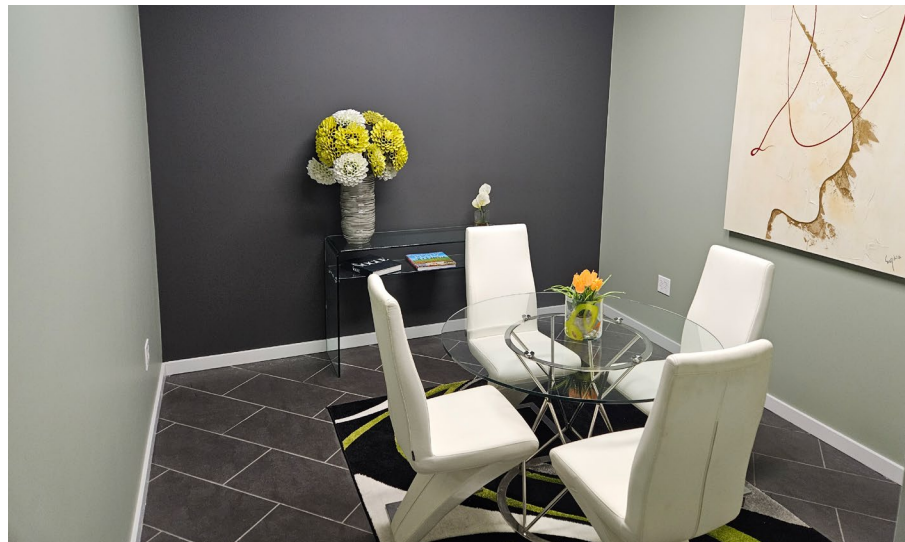
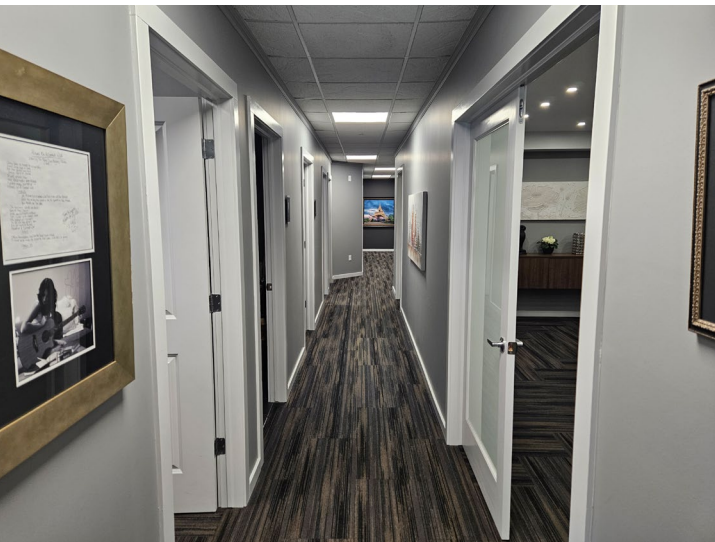


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REALTY™

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

royalparkrealty.com

For Sale | Unit 9, 11610-119 Street NW, Edmonton, AB



Property Details & Financials

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | Unit 9, 11610-119 Street NW, Edmonton, AB |
| LEGAL DESCRIPTION | Plan: 0825767; Unit: 9 |
| ZONING | CG (General Commercial) |
| NEIGHBORHOOD | Prince Rupert |
| TYPE OF SPACE | Office |
| SIZE | 2,540 sq ft ± |
| PARKING | Scramble |
| SALE PRICE | \$833,000.00 (\$325.00/sq ft) |
| PROPERTY TAXES | \$17,715.80/year (Estimated 2026) |
| POSSESSION | Negotiable |

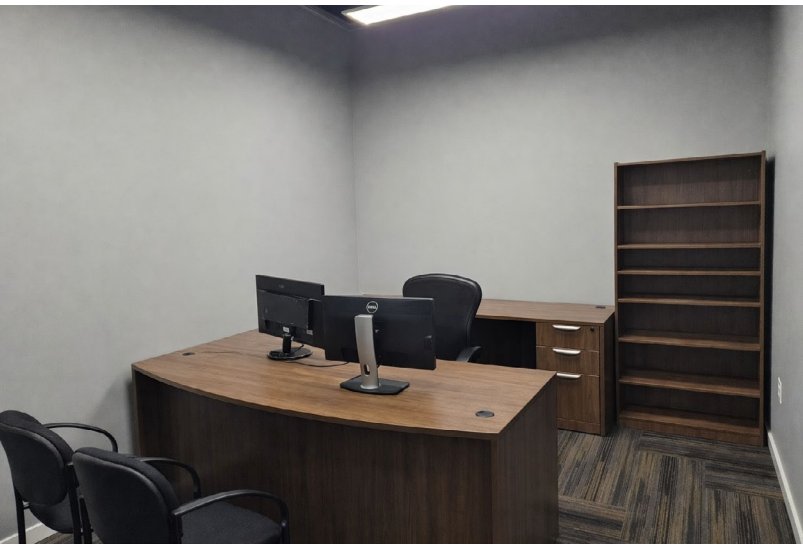


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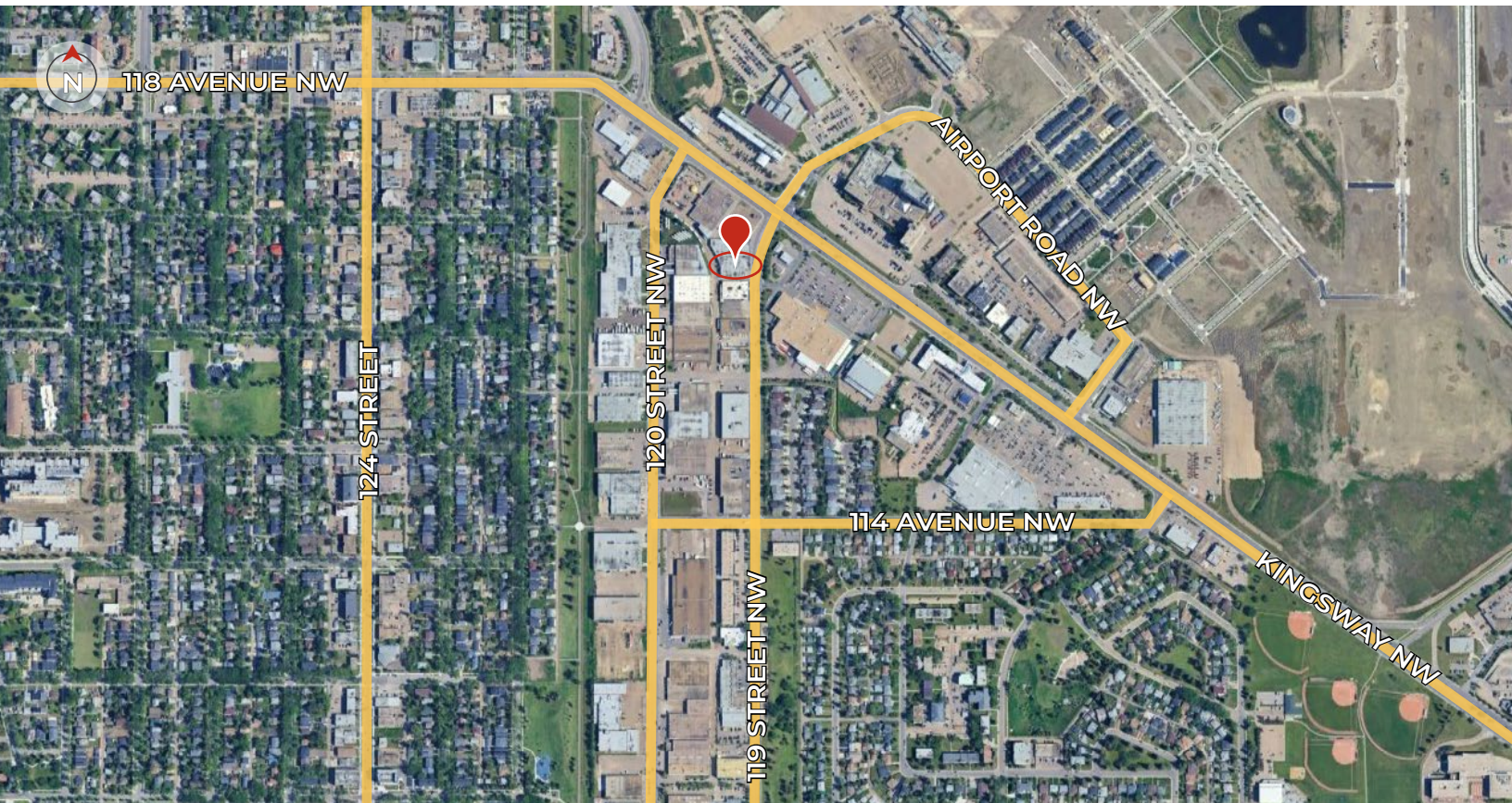
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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