

FOR SALE

ROMANOVSKY BUILDING

3 Story 15,557 SF Building
with 22 Covered Parking Stalls

10260 - 112 Street , Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Shane Asbell

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Scott Vreeland

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Jacob Dykstra

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PROPERTY HIGHLIGHTS

- Excellent central location in the Oliver neighborhood
- Several restaurant and retail amenities in close proximity
- Well developed 15,557 SF three story office building
- Good parking with 22 covered stalls on the main floor
- Fully leased
- Owner/user investor potential
- Low operating costs
- Elevator service



ICE DISTRICT

MACEWAN UNIVERSITY

112 STREET

104 AVENUE

103 AVENUE

102 AVENUE

JASPER AVENUE

SITE

BREWERY DISTRICT

PROPERTY DETAILS

MUNICIPAL ADDRESS

10260 - 112 Street, AB

LEGAL DESCRIPTION

Plan B4, Block 12, Lot 147

ZONING

DC1 (Direct Development Control 1)

BUILDING SIZE

15,557 SF

LOT AREA

7,500 SF Approximate

NEIGHBOURHOOD

Oliver

YEAR CONSTRUCTED

1979

PARKING

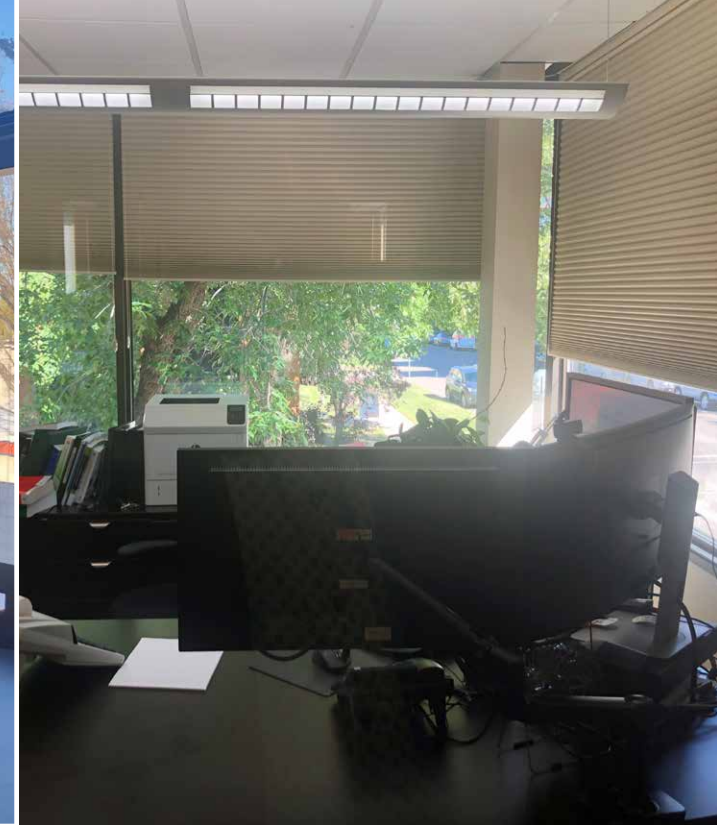
22 covered stalls

OPERATING COSTS

\$12.31 Per SF

SALE PRICE

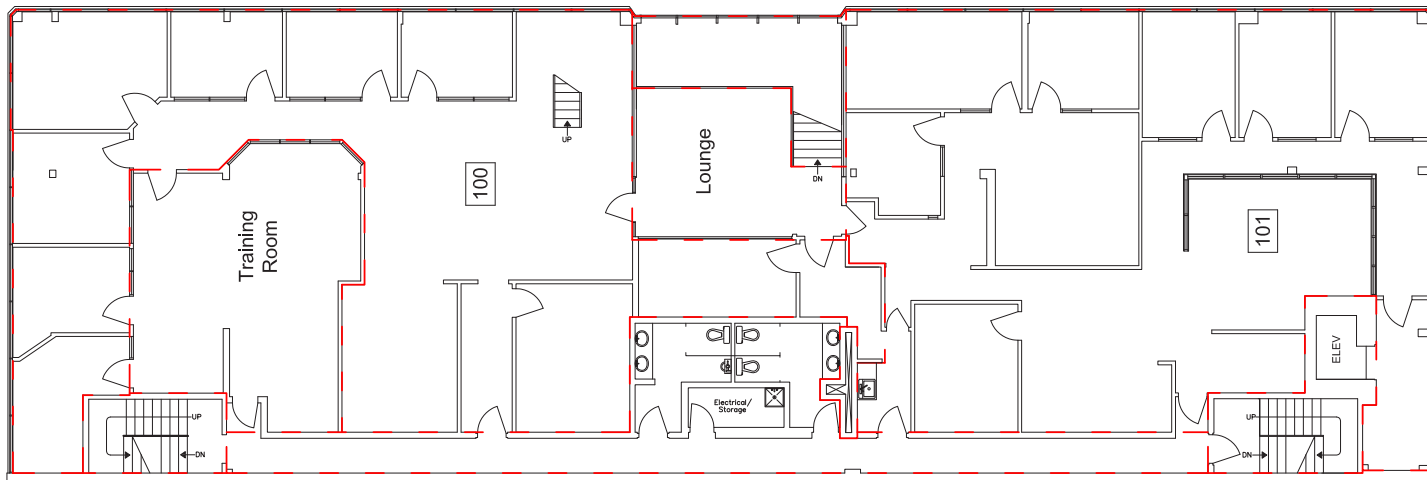
\$3,578,111 (\$230.00 Per SF)



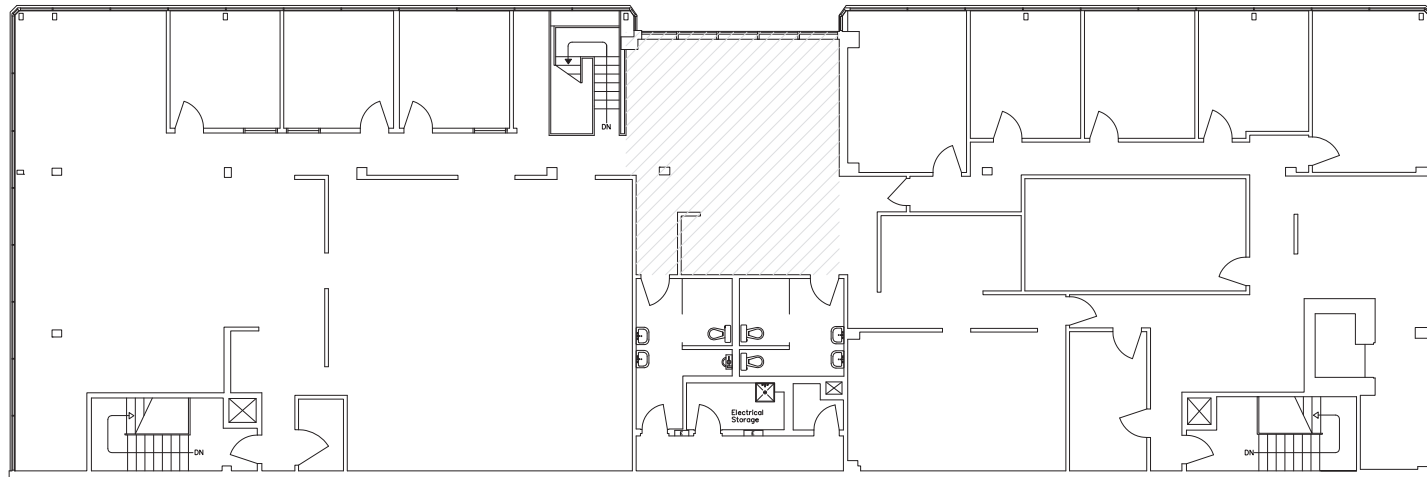
FLOOR PLANS



MAIN FLOOR



SECOND FLOOR



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