

FOR SALE

MULTI-BAY COMMERCIAL BUILDING

11602 - 119 STREET NW, EDMONTON, AB

\$2,100,000 (\$164 PER SF)



**CUSHMAN &
WAKEFIELD**
Edmonton

GENERAL COMMERCIAL (CG)

ZONED PROPERTY

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THE OPPORTUNITY

- » Subject property is situated in the Kingsway area, Prince Rupert neighbourhood.
- » Easily accessible via major thoroughfares: Kingsway, Yellowhead Trail and 111 Avenue NW.
- » Prominent amenities nearby - Canadian Tire, Kingsway Mall and Edmonton Inn & Conference Centre.
- » CG Zoning provides broad commercial permitted uses - including Health, Retail Sales and Services, Daycare and Community...etc.
- » Demised areas are ideal for many smaller footprint businesses.
- » Quality office spaces at front of building ideal for Owner Occupant.
- » Ample parking on-site.
- » Current Tenants include Dance Studio and Comedy Club. Other bays - vacant.
- » Dock doors on some bays.
- » Limited windows provides security for warehouse storage and logistics.
- » **Value-Add Opportunity for Investors.**



PROPERTY DETAILS

MUNICIPAL ADDRESS

11602 - 119 Street NW, Edmonton, Alberta

ZONING

CG Commercial General

NEIGHBOURHOOD

Prince Rupert

GROSS BUILDING SIZE

± 12,780 SF

BUILT

1970

PROPERTY TAXES

\$48,956 (2024)

PROPERTY TAX ASSESSMENT

\$1,777,500 (2025)

PARKING AREA

35+ Parking Stalls

DESCRIPTION

Site coverage: 38%

LOT AREA

Rectangular

LOT SIZE

32,990 SF (0.76 acre)

UTILITIES

Municipal

TENANCY

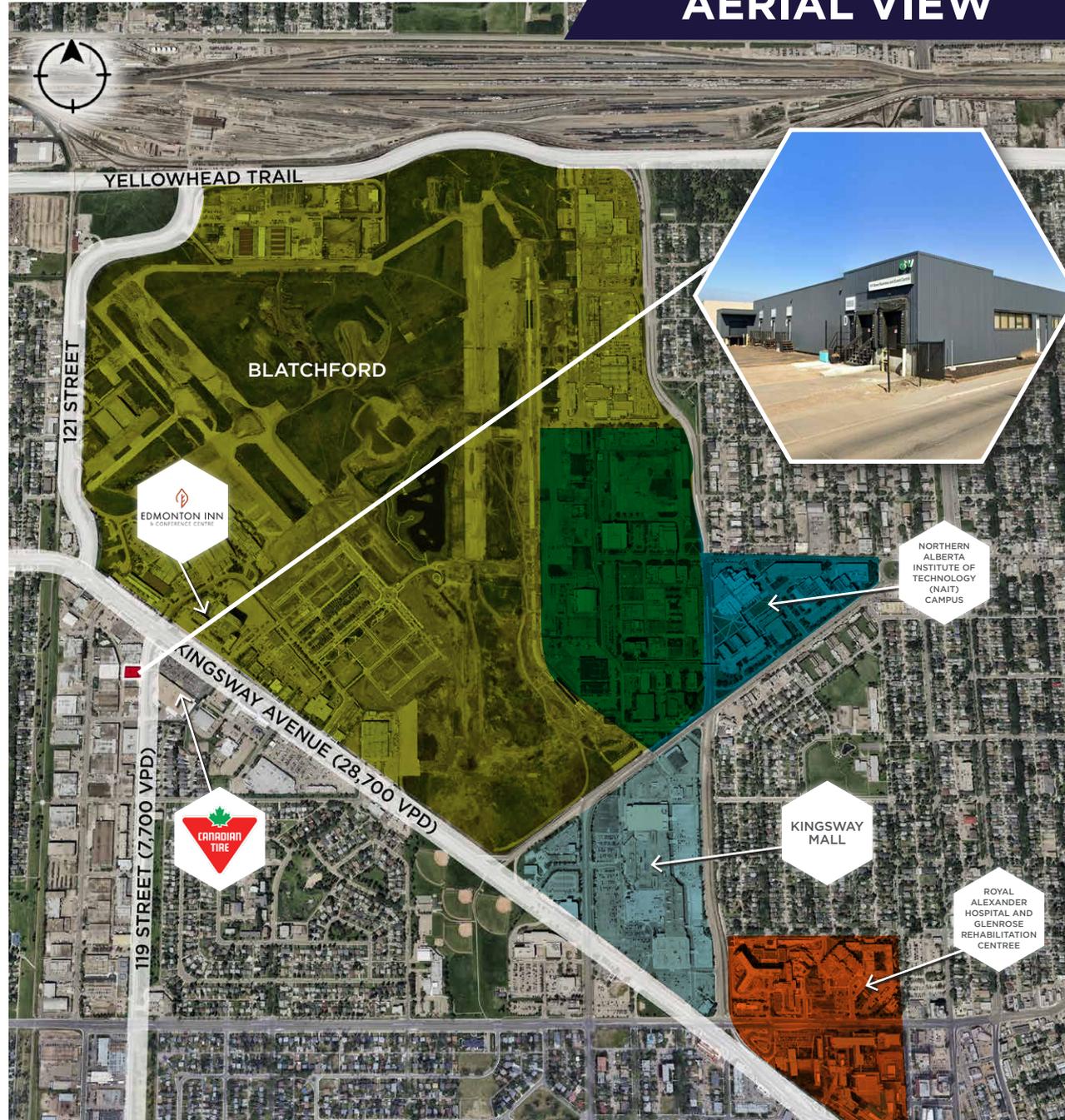
Two tenants occupy two bays. Tenants are currently on month-to-month leases and have expressed interest in a longer-term commitment with new Landlord.

ADDITIONAL FEATURES

- Interior renovations custom for each tenant
- Roof in good condition
- Paved parking and partially fenced

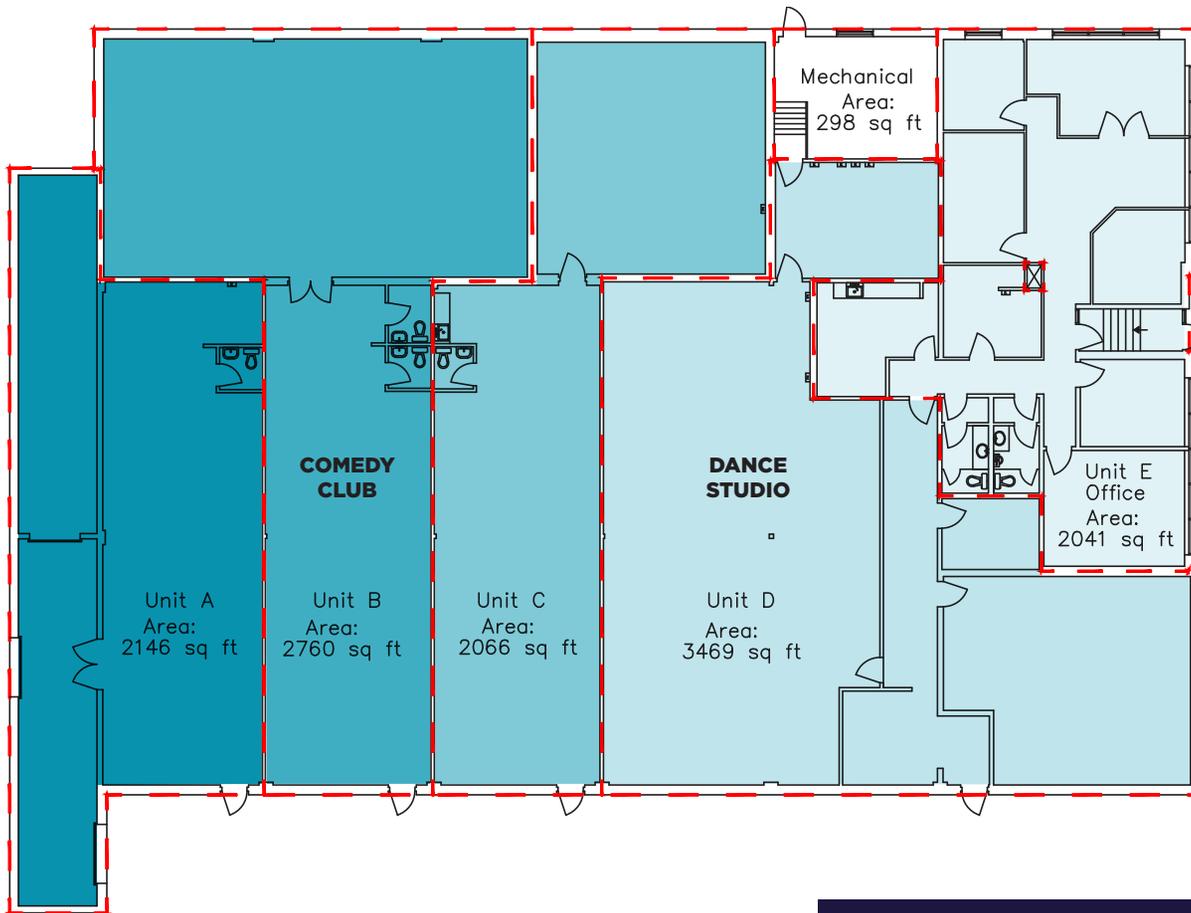
PRICE REDUCED:
\$2,100,000

AERIAL VIEW



KEEP IN TOUCH

FLOOR PLAN



DEMOGRAPHICS



POPULATION

1km	3km	5km
5,757	87,200	195,283



HOUSEHOLDS

1km	3km	5km
2,579	38,759	88,996



AVERAGE INCOME

1km	3km	5km
\$87,663	\$93,177	\$101,231

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