

# 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

Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com

#### RAYA WOLSKI

Licensed Assistant  
T 780.423.7599  
raya@royalparkrealty.com

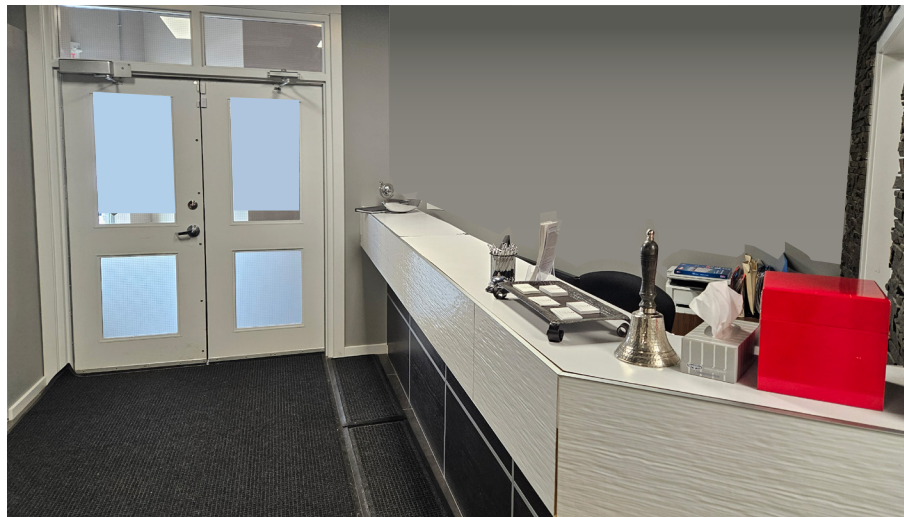


ROYAL PARK  
REALTY™

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 ( <a href="#">General Commercial</a> )
NEIGHBORHOOD	Prince Rupert
TYPE OF SPACE	Office
SIZE	2,540 sq ft ±
PARKING	Scramble
SALE PRICE	<b>\$833,000.00 ( \$325.00/sq ft)</b>
PROPERTY TAXES	\$17,715.80/year (Estimated 2026)
CONDO FEES	\$1,845.20/month (Gas/Water Included)
POSSESSION	Negotiable



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## INCLUDES:

- Heat and water
- HVAC maintenance
- Snow removal
- Insurance
- Security patrol
- Garbage bin rental and disposal
- Janitorial for common area
- Property management fees
- Parking lot rental
- Reserve fund contribution

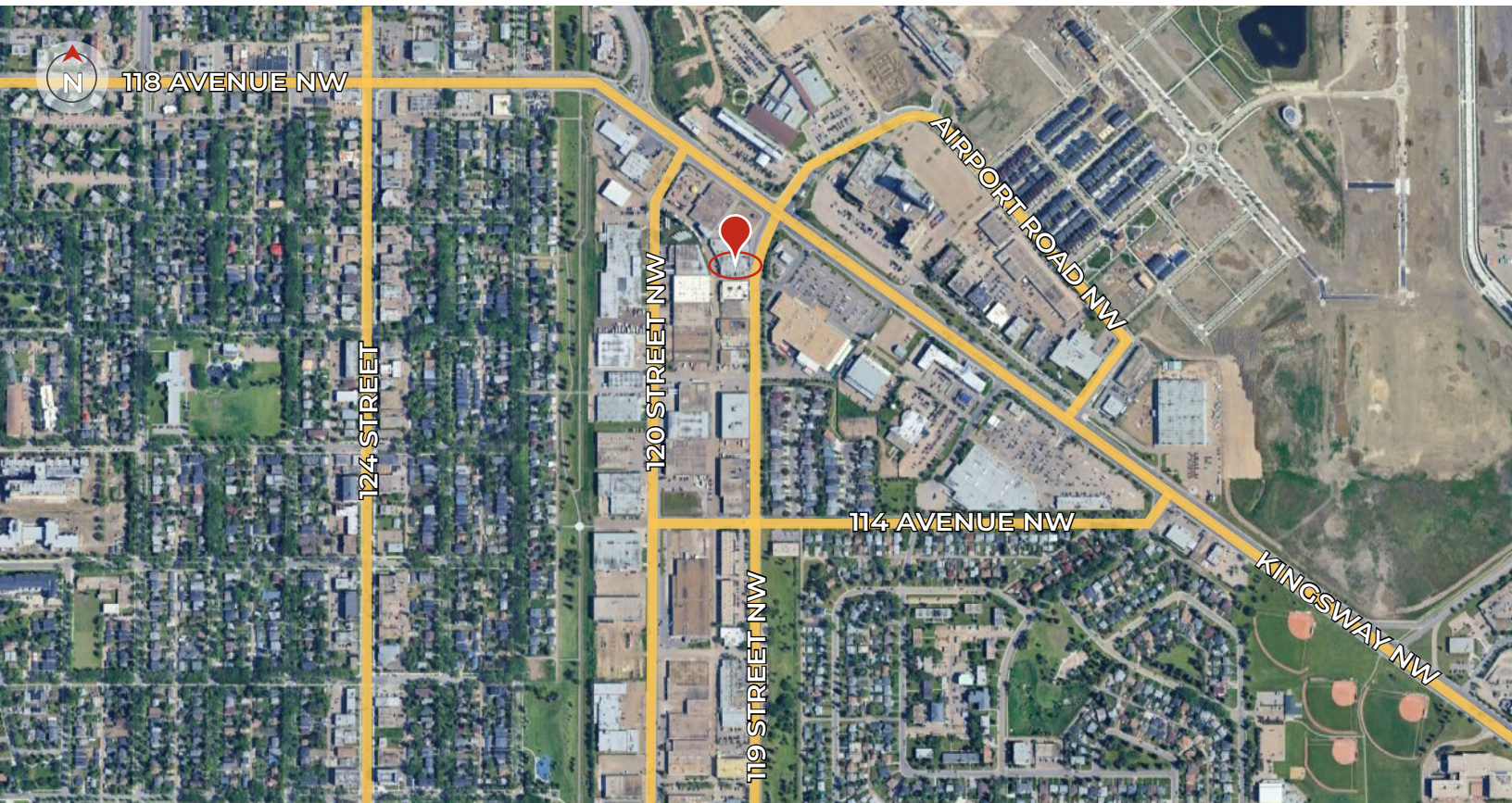


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