

FOR SALE/LEASE

MT50 RETAIL/OFFICE/WAREHOUSE

11350 119 St NW, Edmonton, AB



HIGHLIGHTS

- 7,815 sq ft ± of developed prime commercial industrial/office real estate just off 119 St in Central Edmonton, Alberta near the Blatchford redevelopment
- This modern retail/office/warehouse flex unit is naturally bright with 12 ft ± clear ceilings and fully developed showroom, classrooms and office space on two floors with five washrooms, kitchenette, lunchroom, boardroom and open work areas.
- Ideal for colleges, training, medical, dental and businesses in need of a flexible combination of space.
- For Sale: \$2,390,000.00 (or \$306/sq ft)
- For Lease: \$17.99/sq ft net (starting)

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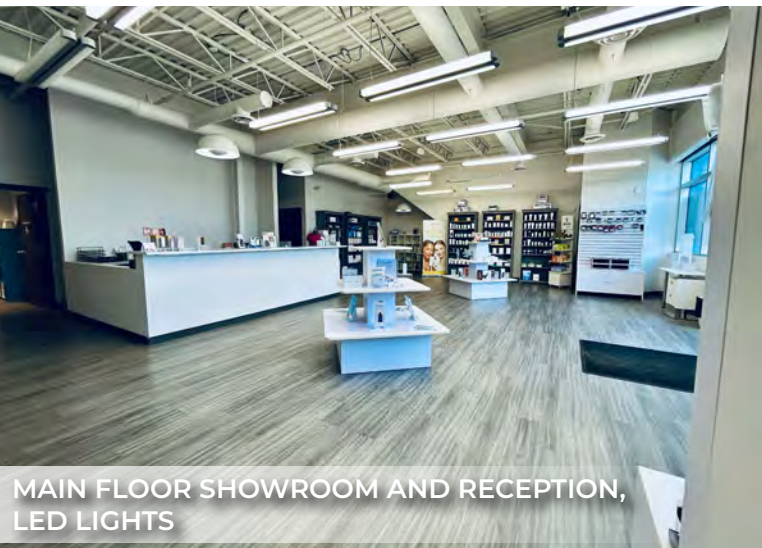


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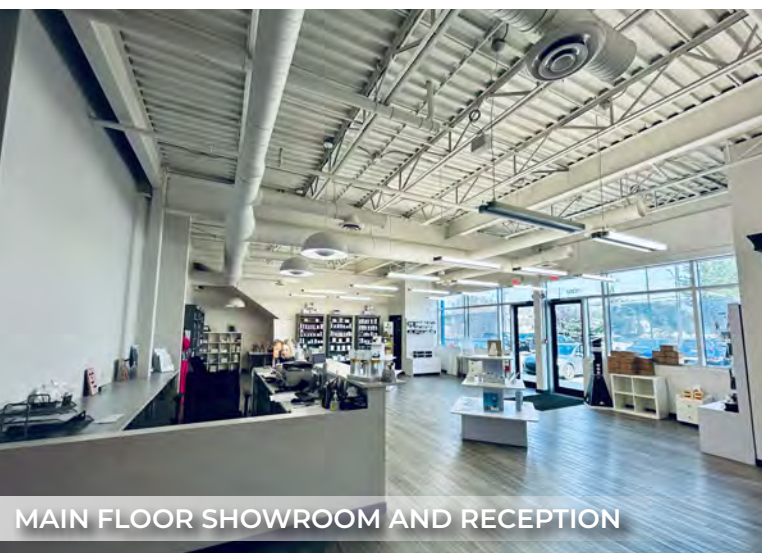
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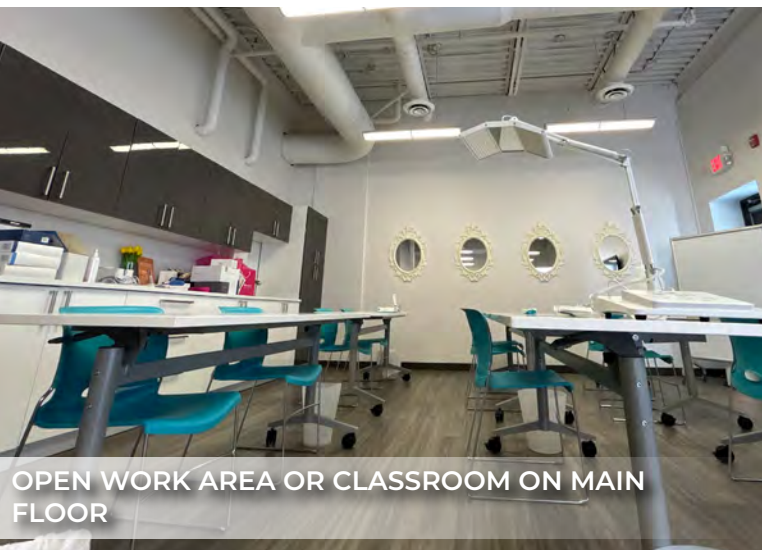
Main Floor Photos



MAIN FLOOR SHOWROOM AND RECEPTION, LED LIGHTS



MAIN FLOOR SHOWROOM AND RECEPTION



OPEN WORK AREA OR CLASSROOM ON MAIN FLOOR



MAIN FLOOR LUNCHROOM

Property Details and Financials

MUNICIPAL ADDRESS	11350 119 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1621000; Units: 16, 17, 18, 21 & 22
ZONING	BE (Business Employment)
NEIGHBOURHOOD	Prince Rupert
YEAR BUILT	2014
SITE SIZE	1.82 acre ±
MAIN FLOOR	4,424 sq ft ±
SECOND FLOOR	3,391 sq ft ±
TOTAL	7,815 sq ft ±
CONSTRUCTION TYPE	Steel frame and metal clad
ROOF	Tar & gravel (2014)
POWER	125Amp/120 208V per unit
PARKING	Reserved: 25 stalls (condo parking plan - TBC)
SIGNAGE	Building: windows Pedestal: for rent from 3rd party
FIRE SUPPRESSION	Sprinklers
SALE PRICE	\$2,390,000.00
PROPERTY TAXES	\$59,244.65/ yr (YR 2025)
CONDO FEES	\$2,454.38/mo (YR 2025)
LEASE RATE	\$17.99/ sq ft (net)
OP COSTS	\$12.49/sq ft (YR2025)
POSSESSION	January 2026

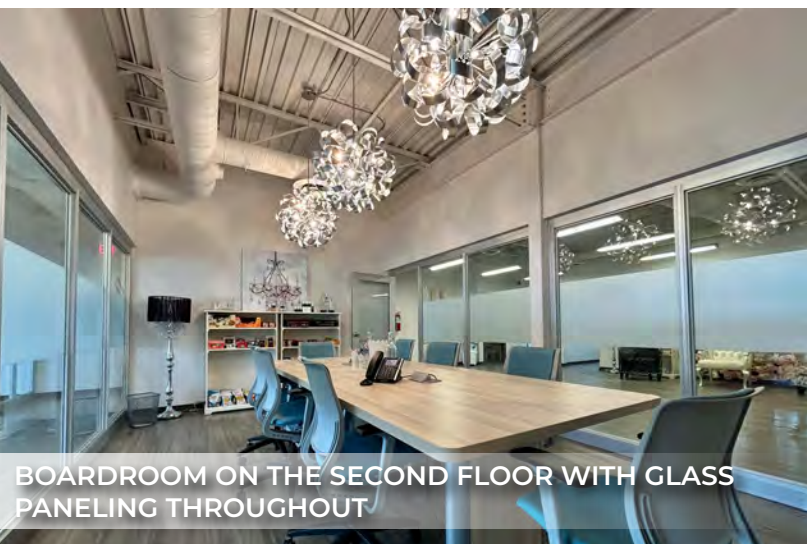


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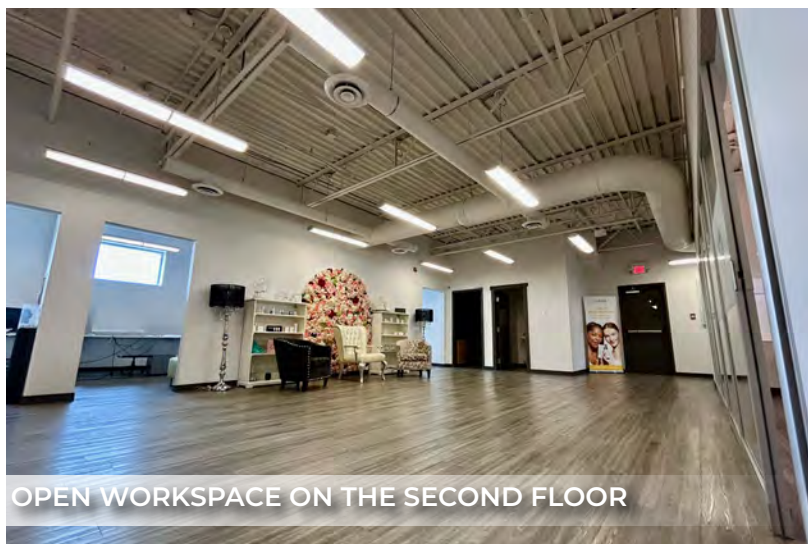
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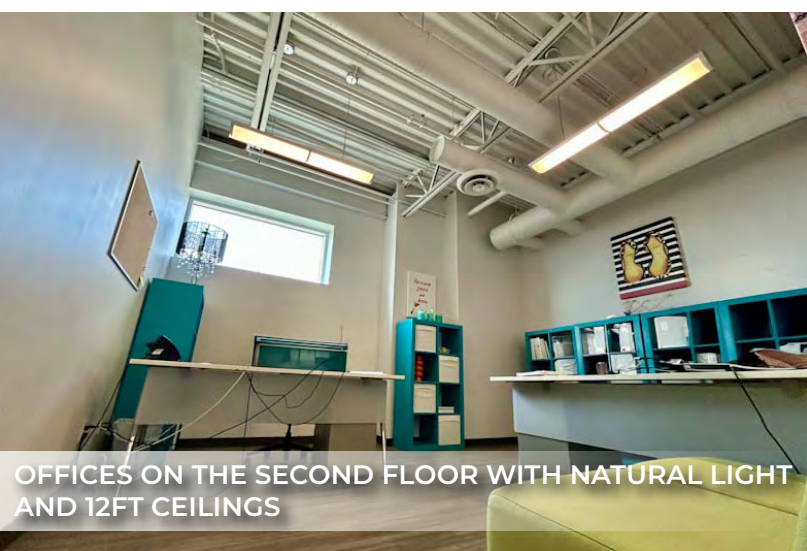
Second Floor Photos | 11350 119 St NW, Edmonton, AB



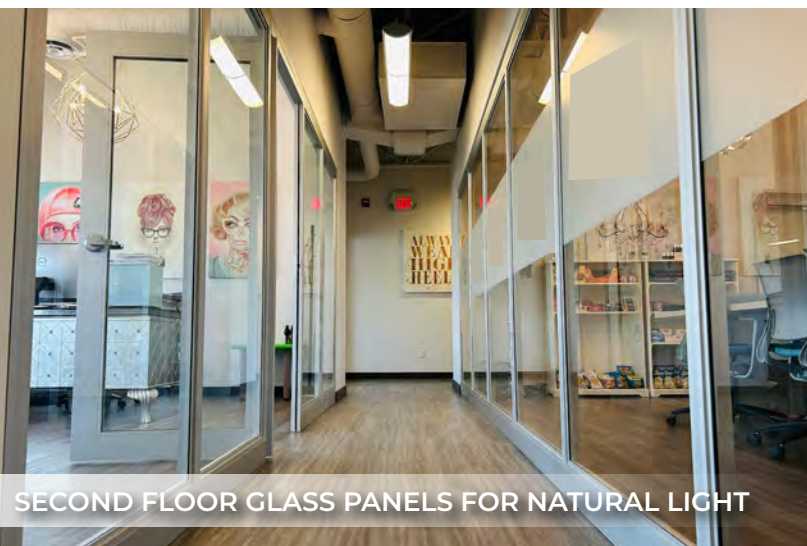
BOARDROOM ON THE SECOND FLOOR WITH GLASS PANELING THROUGHOUT



OPEN WORKSPACE ON THE SECOND FLOOR



OFFICES ON THE SECOND FLOOR WITH NATURAL LIGHT AND 12FT CEILINGS



SECOND FLOOR GLASS PANELS FOR NATURAL LIGHT

Showroom, Classroom & Office Details

CEILING HEIGHT	Main: 13 ft ± Second: 12 ft ±
HEATING & COOLING	HVAC (4)
LIGHTING	Pot & pendant LED
LAYOUT	Offices (6) Boardroom (1) Reception (1) Lunchroom (1) Coffee Bar (1) Washrooms (5) Open area (1) Warehouse Classrooms (2) Server (1) Laundry and Storage



COFFEE BAR ON THE SECOND FLOOR



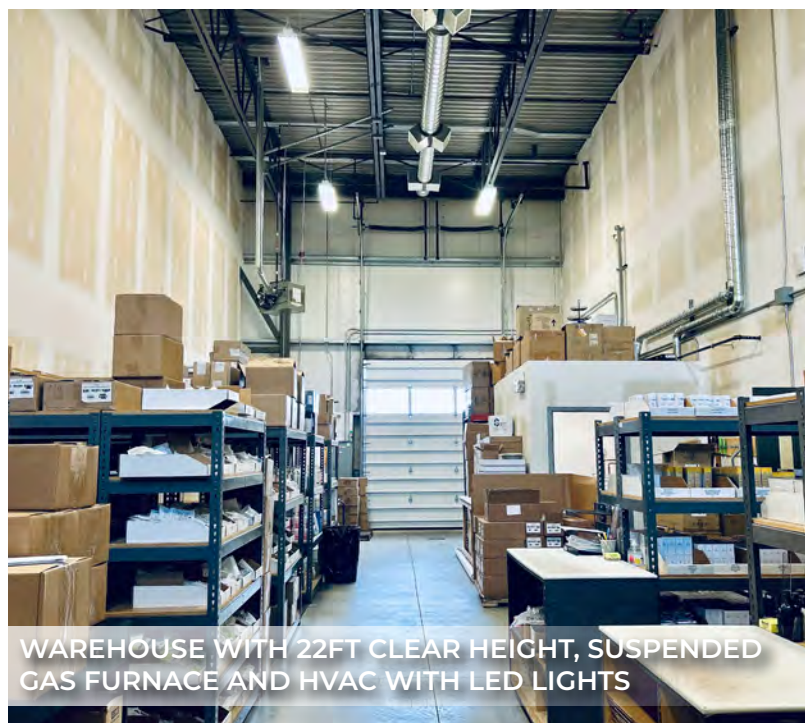
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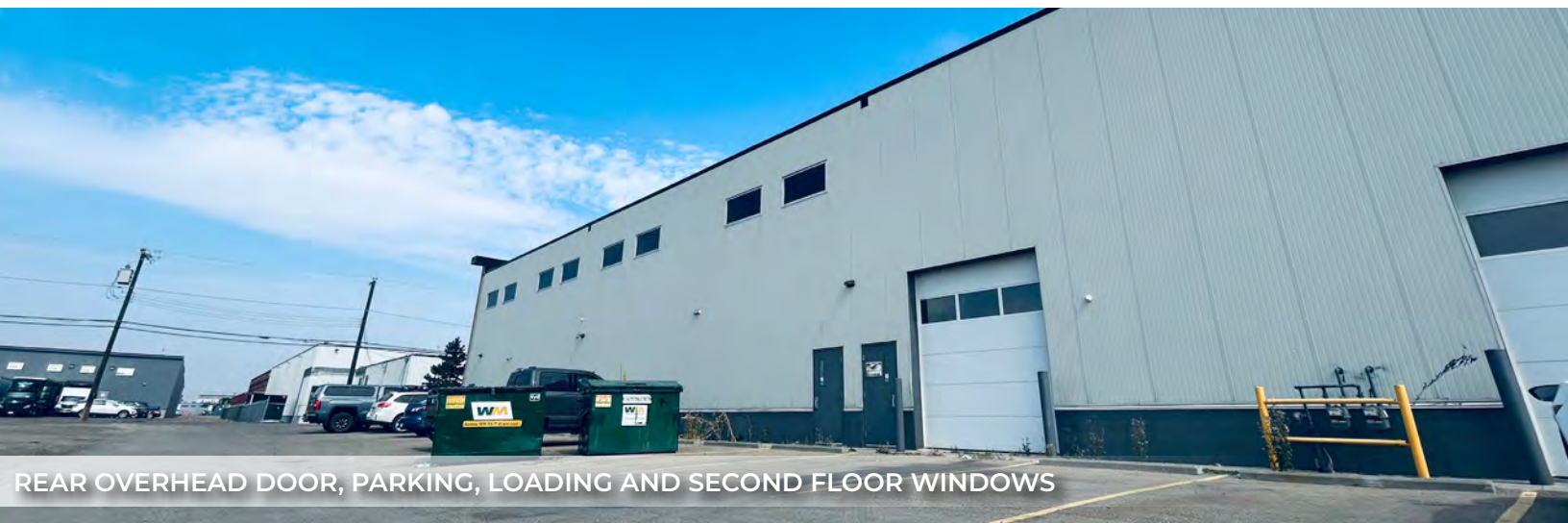
GRADE LEVEL OVERHEAD DOOR, 12FT (H) BY 10FT (W) WITH FLOOR DRAIN



WAREHOUSE WITH 22FT CLEAR HEIGHT, SUSPENDED GAS FURNACE AND HVAC WITH LED LIGHTS

Warehouse Details

CEILING HEIGHT	Truss: 22'7" ± Deck: 26'2" ±
LOADING	(1) 12' H x 10' W ±
HEATING & COOLING	Suspended gas furnace and HVAC
LIGHTING	LED
DRAINAGE	Floor drain



REAR OVERHEAD DOOR, PARKING, LOADING AND SECOND FLOOR WINDOWS

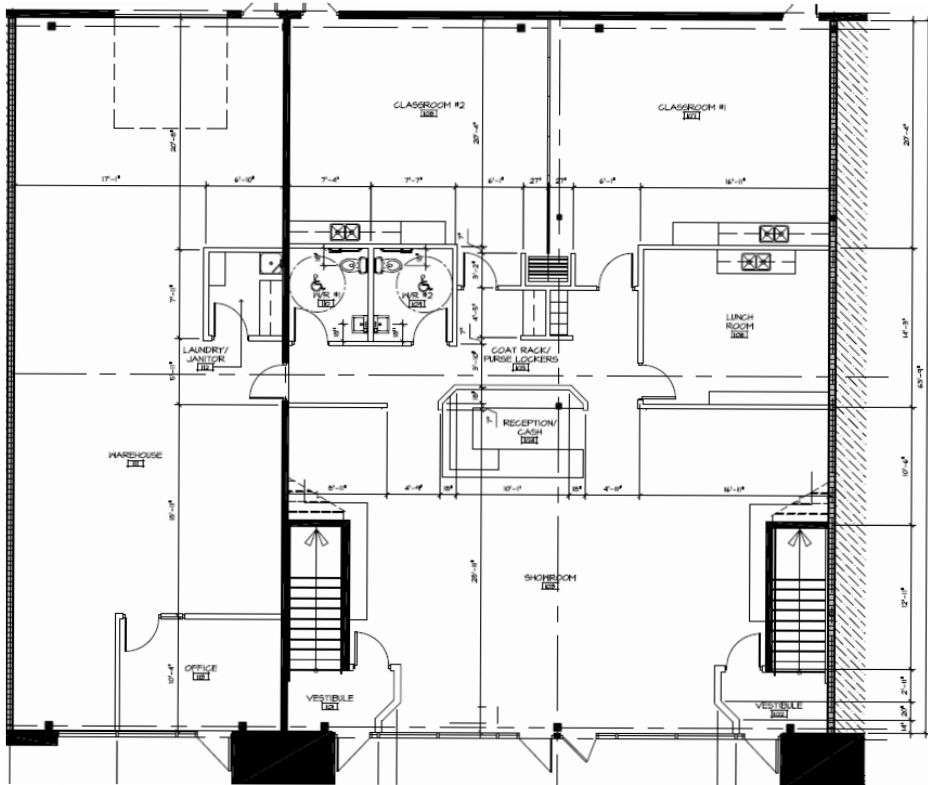


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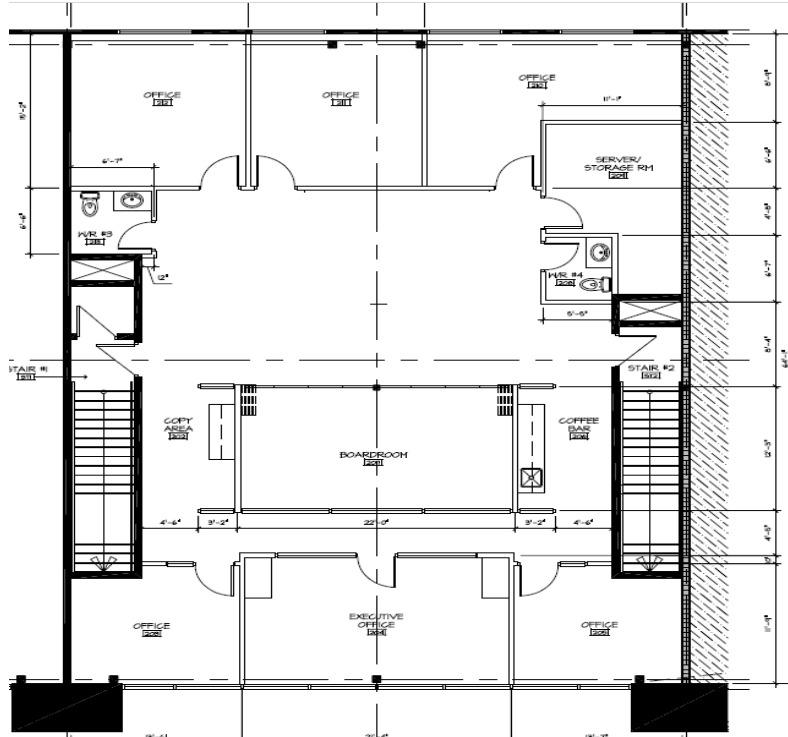
Main Floor Floor Plan (exact layout to be confirmed by purchaser/tenant)



Building Ratio

SPACE	SQ FT ±	RATIO
OFFICE	3,391	43%
SHOWROOM	1,432	18%
CLASSROOM	1,432	18%
WAREHOUSE	1,561	20%
TOTAL	7,815	100%

Second Floor Floor Plan (exact layout to be confirmed by purchaser/tenant)



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SOUTHEAST FACING WITH DOWNTOWN EDMONTON IN THE BACKGROUND



EAST FACING WITH DOG OFFLEASH AREA ACROSS THE STREET



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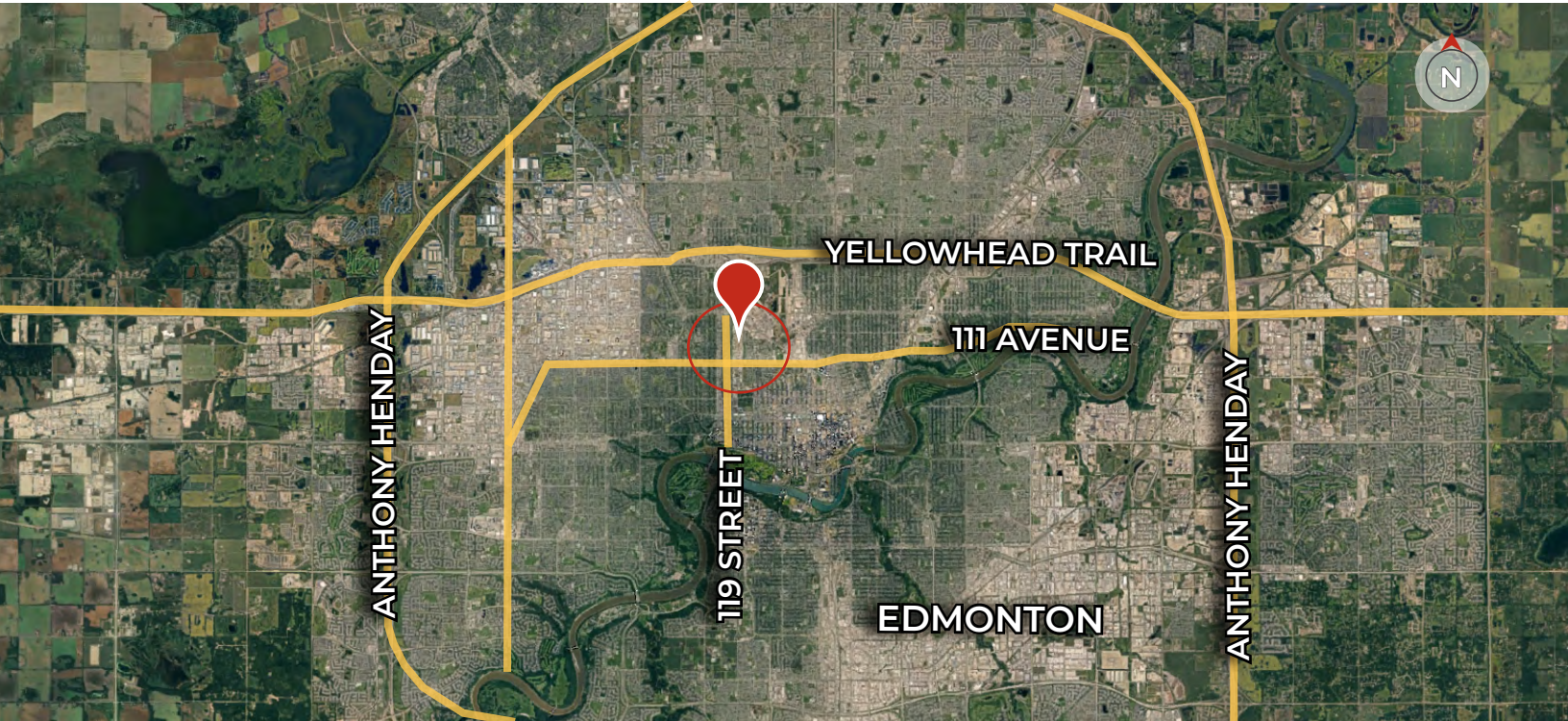
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Local Map



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, MBA | Partner, Associate



THOMAS BRAUN

Partner, Associate

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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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