

FOR SALE

BT13 STORAGE CONDO

7284 68 Street NW, Edmonton, AB



Located in the Boys Toys Storage
Condo Development

HIGHLIGHTS

- Rare, professionally finished 1,044 sq ft ± storage condo in Southeast Edmonton.
- Turn-Key Ready: Features include an integrated mezzanine, installed workstation cabinets, epoxy flooring, efficient LED lighting, suspended gas heating, floor drain, and a utility hoist (220-440 lb cap.).
- Secure: Precast concrete panel structure with fenced perimeter, keypad/access card motorized gate (closed 24/7), and comprehensive motion-activated camera surveillance (exterior recording, 30-day retention, owner access).
- Well Located: Easy access from 75 St, Argyll Rd, Sherwood Park Fwy & 50 St.
- Price: \$389,900.00

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Improvements | 7284 68 St NW, Edmonton AB

- Epoxy floors for durability and easy cleaning
- Painted walls for a refreshed look
- Full bathroom
- Hot water tank
- Mezzanine storage with racks
- Bright LED lighting
- Energized overhead door
- Ample electrical outlets
- Storage hoist
- Workbench and storage cabinets
- 50 amp RV connection with sewage dump
- Nest temperature control



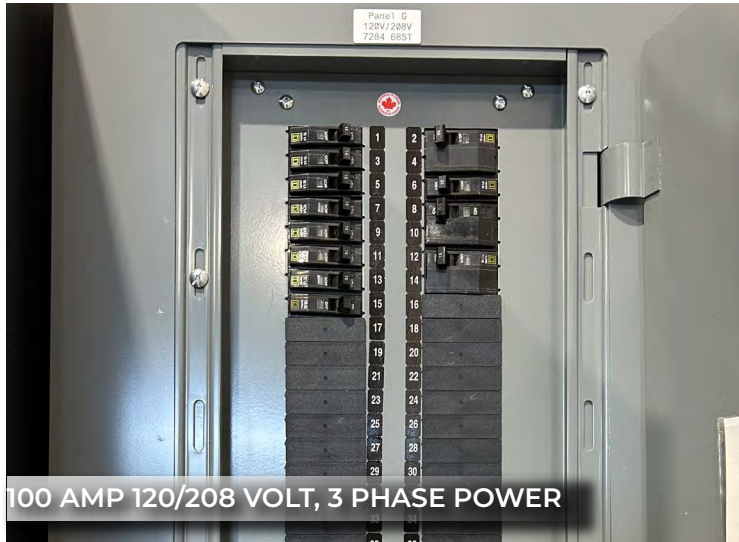
RV SANITARY DUMP



EPOXY FLOOR WITH FLOOR DRAIN



UTILITY HOIST (220-440 LB CAPACITY)



100 AMP 120/208 VOLT, 3 PHASE POWER

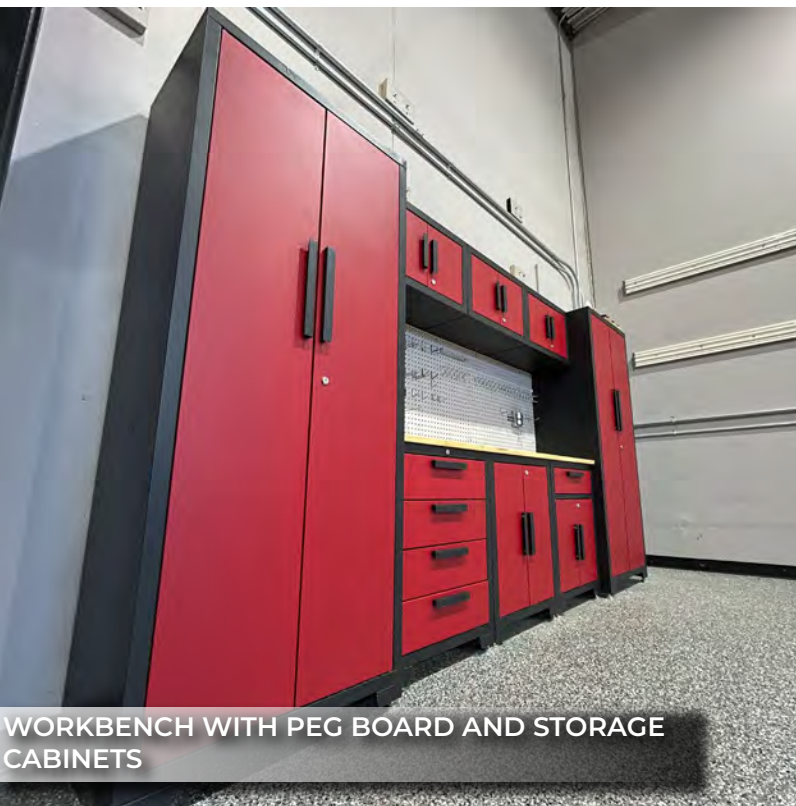


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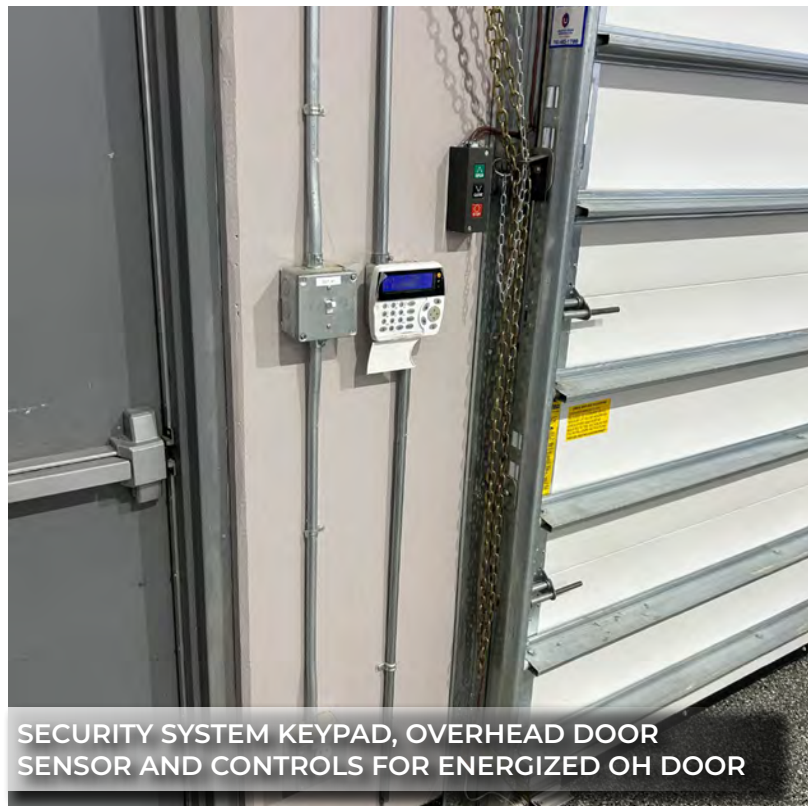
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Improvements Continued | 7284 68 St NW, Edmonton AB



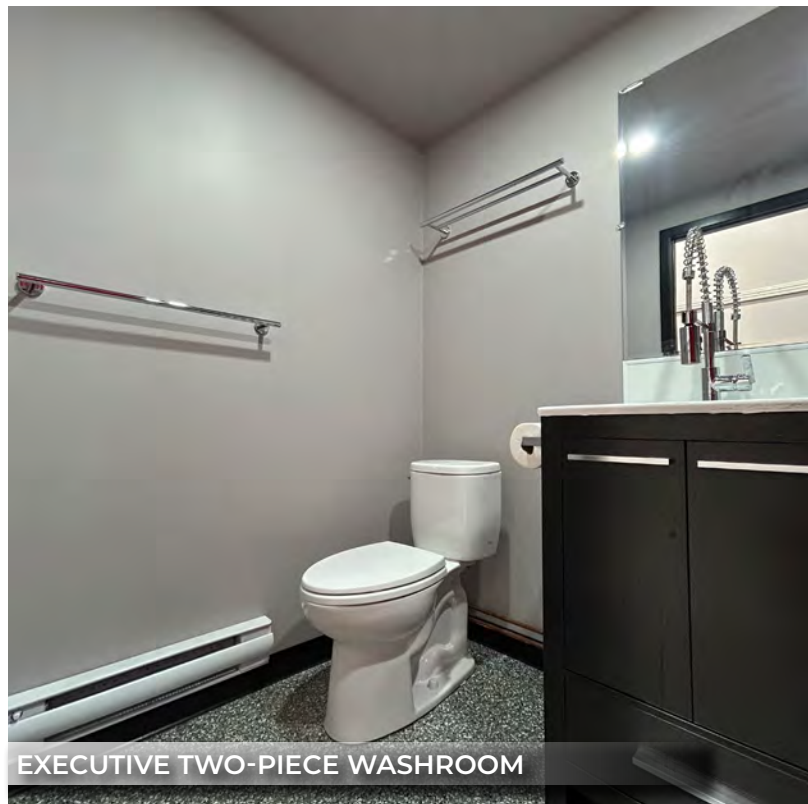
WORKBENCH WITH PEG BOARD AND STORAGE CABINETS



SECURITY SYSTEM KEYPAD, OVERHEAD DOOR SENSOR AND CONTROLS FOR ENERGIZED OH DOOR



ENERGIZED 14' X 12' GRADE LEVEL OVERHEAD DOOR



EXECUTIVE TWO-PIECE WASHROOM



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Property Details and Financials | 7284 68 Street NW, Edmonton, AB

MUNICIPAL ADDRESS	7284 68 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1723015; Unit: 13
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Davies Industrial East
MAIN	1,000 sq ft ±
MEZZANINE	44 sq ft ±
TOTAL	1,044 sq ft ±
YEAR BUILT	2018
CONSTRUCTION TYPE	Precast concrete
CEILING HEIGHT (CLEAR)	18' ± under truss 19'4" deck
POWER	100 Amp with 120/208 volts (TBC)
ROOF	Tar and gravel
LOADING	14' x 12' energized, overhead grade
HEATING	Suspended gas
LIGHTING	LED
DRAINAGE	Floor drain
LIFTS	220 - 440 lb ±
WASHROOM	1 executive washroom
SECURITY	Perimeter fencing with FOB/Code activated retractable gate, LED photocell lighting, 11 motion activated cameras and individual unit security monitoring
INTERNET	Included in condo fees
SALE PRICE	\$389,000.00
PROPERTY TAXES	\$7,753.68/yr (2024)
CONDO FEES	\$413.40/mo (YE 2025) includes power, water, internet and furnace servicing
POSSESSION	30 days negotiable

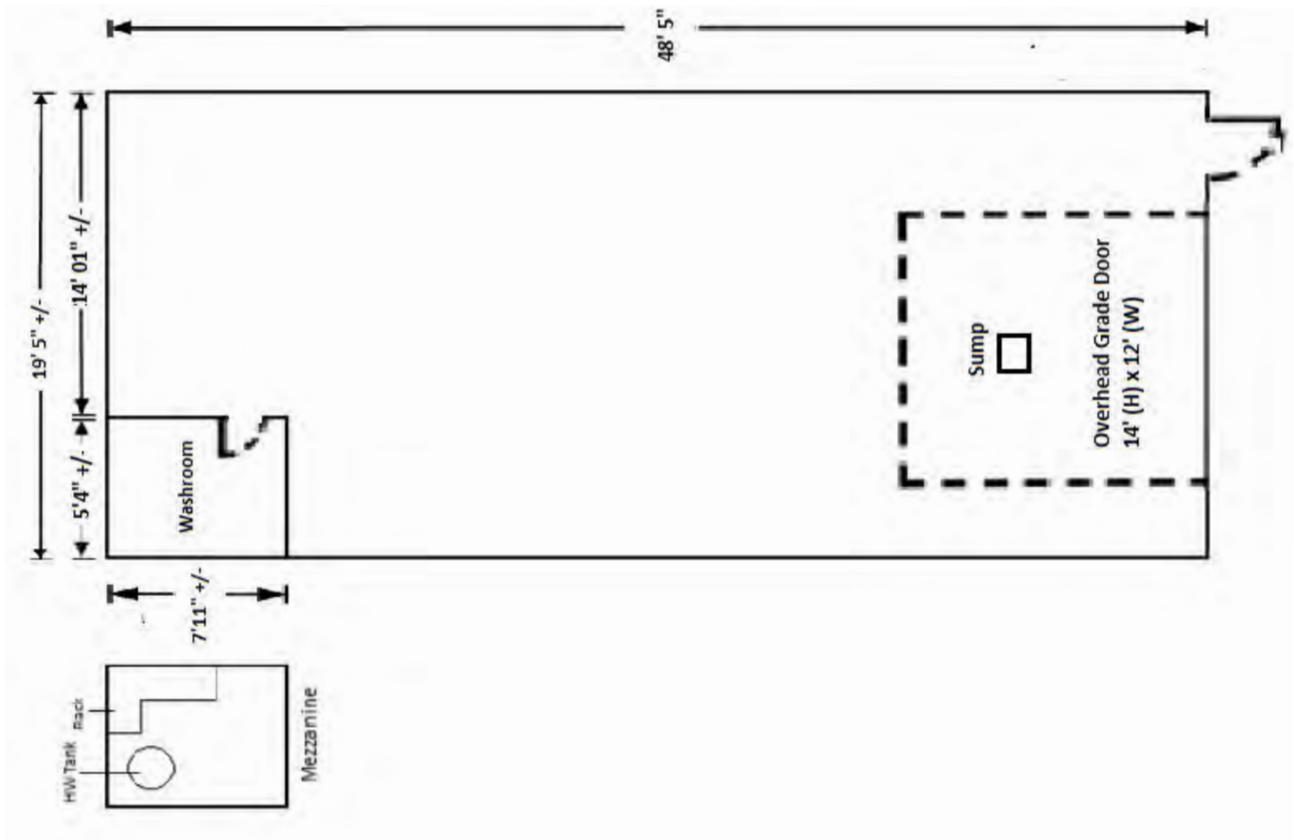


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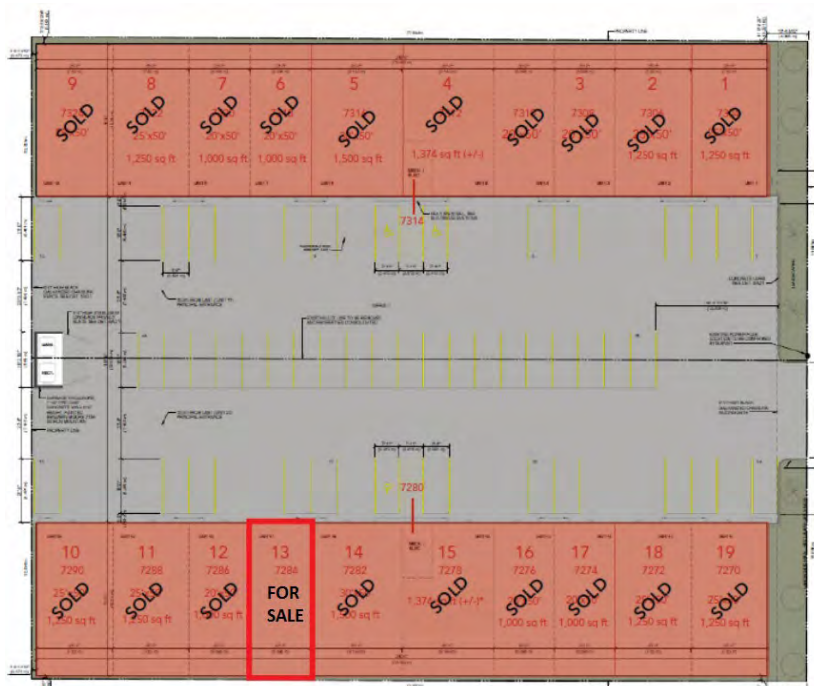
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Floor Plan (exact layout to be confirmed by buyer)



Site Plan (exact layout to be confirmed by buyer)



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Boys Toys Development Overview



WEST FACING OVERVIEW OF THE BOYS TOYS DEVELOPMENT WITH 107 FT ± MARSHALLING AREA



RETRACTABLE ENERGIZED GATE WITH KEYPAD AND FOB ACTIVATION



PHOTOCELL-ACTIVATED LED SECURITY LIGHTING WITH 11 SECURITY CAMERAS

- Private and secure indoor storage for your car, truck, boat, trailer, RV or motorbike.
- Security - safe and secure storage comes from gates, fences, security systems, LED flood lights and motion-activated security cameras.
- Ownership – likeminded and individual owners of individual units and communal management.
- Access - Accessible 24 hours a day, seven days a week.
- Location - Conveniently located in City of Edmonton (YEG), Alberta, just off Argyll Road and 75th Street.
- Features - Heated units with electrical panels, 12' x 14' overhead loading doors, 18 ft clear ± (bottom of roof truss) ceiling height, mailboxes, 107' ± X 246' ± of marshalling/loading area, 100 Amp at 120/208 volt power and full city services.
- Construction - Tilt-up concrete walls on a concrete slab with 6" insulated sandwich R18 walls and a R20 tar and gravel roof.



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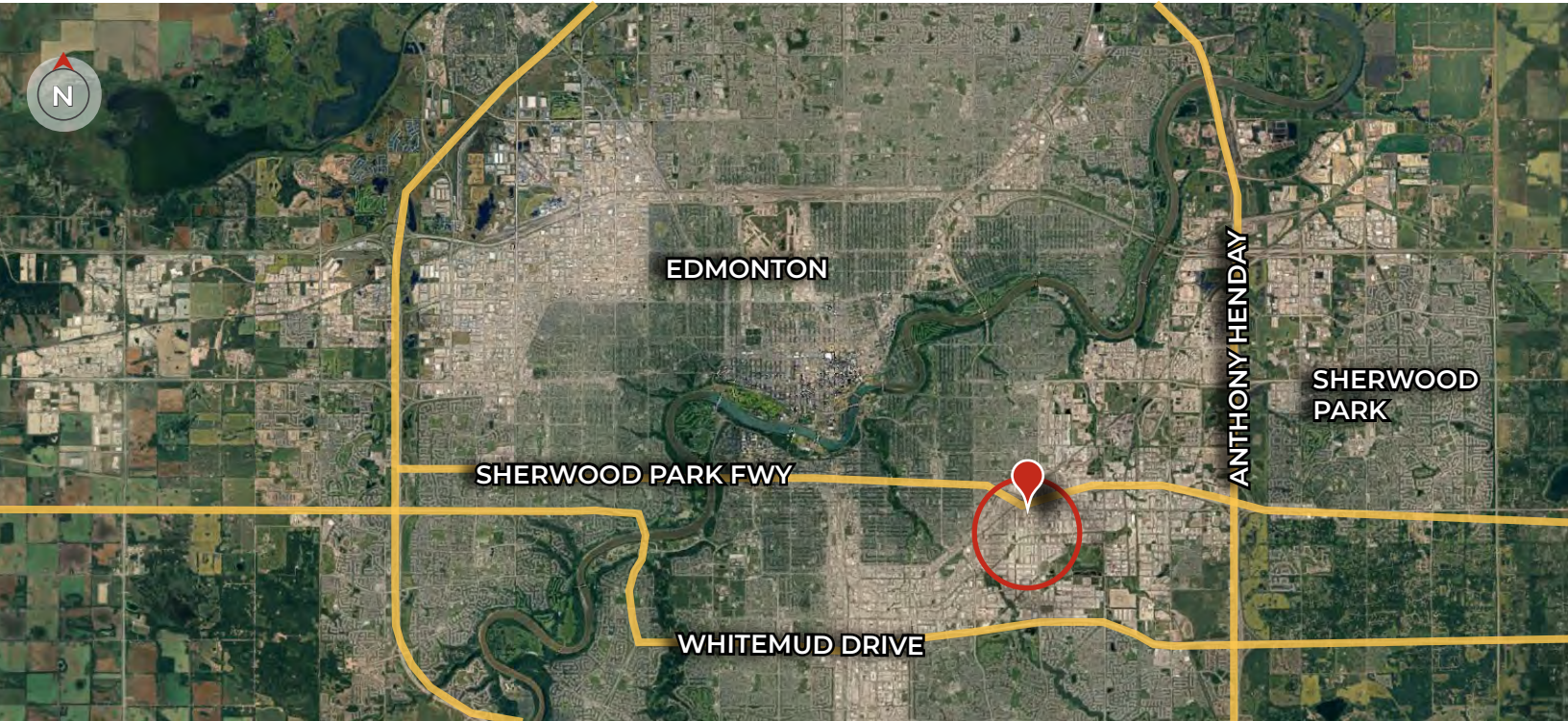
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Local Map



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 Partner/Associate, MBA - BIO



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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