

FOR SALE

MIDTOWN BUSINESS CENTRE CONDOS

11320 114 Avenue, Edmonton, AB



HIGHLIGHTS

- Brand new commercial business condo for sale on 119 street, minutes from the downtown core
- 1,578 sq ft (+/-)
- Only one, second floor unit remains
- Fantastic exposure to 119 street
- 110 parking stalls
- Connections to major thoroughfares

CONTACT

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AVAILABLE UNIT



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UNIT SPECS

SUBJECT TO CHANGE WITHOUT NOTICE

SIZE	1,578 sq ft (+/-)
ZONING	IB - Business Industrial
TYPE OF SPACE	Office
PARKING	3.39/1,000 sq ft
POWER	125A, 120/208 Volt, 3 phase power
HEATING	One rooftop HVAC unit
SPRINKLER	Fire protection system to NFPA 13/ABC 2006
HEIGHT	12.0 ft (+/-) under joist
UTILITIES	Separate gas, water, power meters per unit
BATHROOM	1 x roughed in per unit
SIGNAGE	Pylon signage at \$75.00/month (small) and identification signage locations & design guide

FINANCIALS

PRICE	\$385,037.00
CONDO FEES	\$1.75/sq ft/year (+/-) (TBC)
TAXES	\$5.00/sq ft/year (+/-) (TBC)

BUILDING SPECS

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Conventional commercial construction including:

- Concrete piles & reinforced concrete foundations, with 5" concrete slab on grade
- Steel columns, beams & OWSJ to roof & 2nd floors
- Metal floor deck with 5" reinforced concrete topping on 2nd floors
- Metal roof deck & R-20 EPDM roofing
- Floor drains in warehouse units

Very attractive facades including:

- Extensive curtain wall glazing systems with decorative masonry, EFIS stucco, metal panels, aluminum entrance doors, LED light fixtures



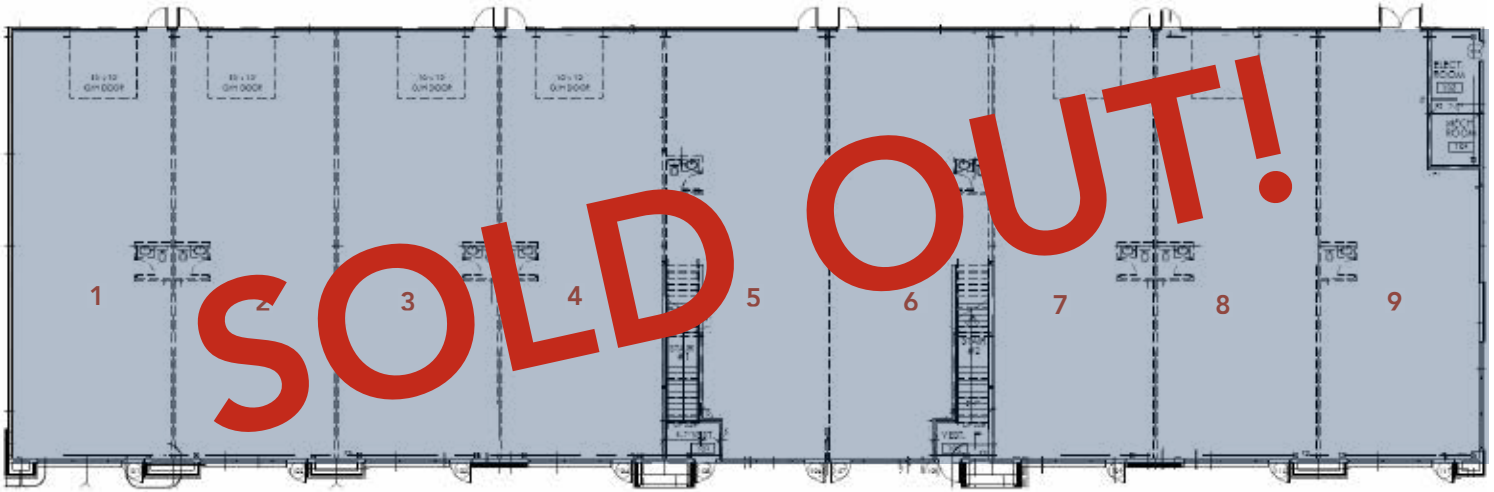
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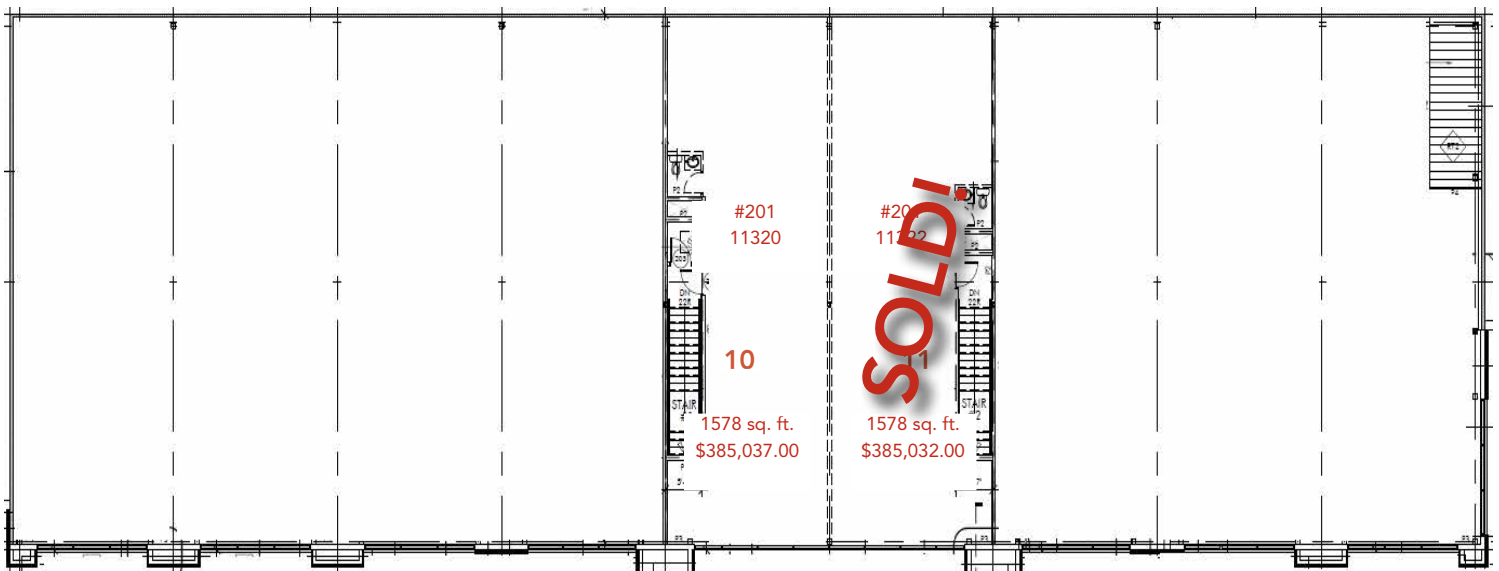
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BUILDING 'A' FLOOR PLANS & PRICING

MAIN FLOOR



SECOND FLOOR



The square footage of each unit is an estimate and subject to change without notice. There will be no purchase price adjustment for any variance.



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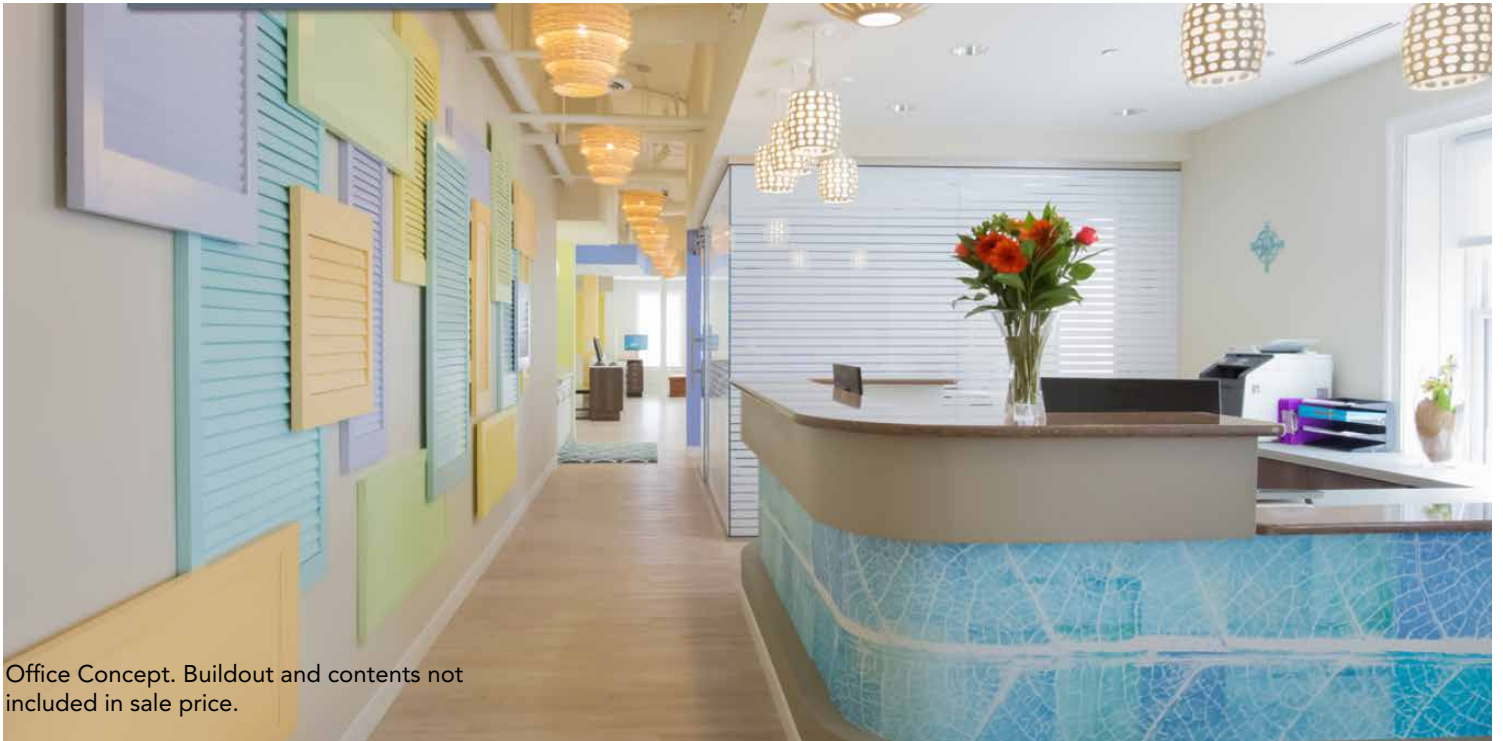
OVERHEAD VIEW OF MIDTOWN



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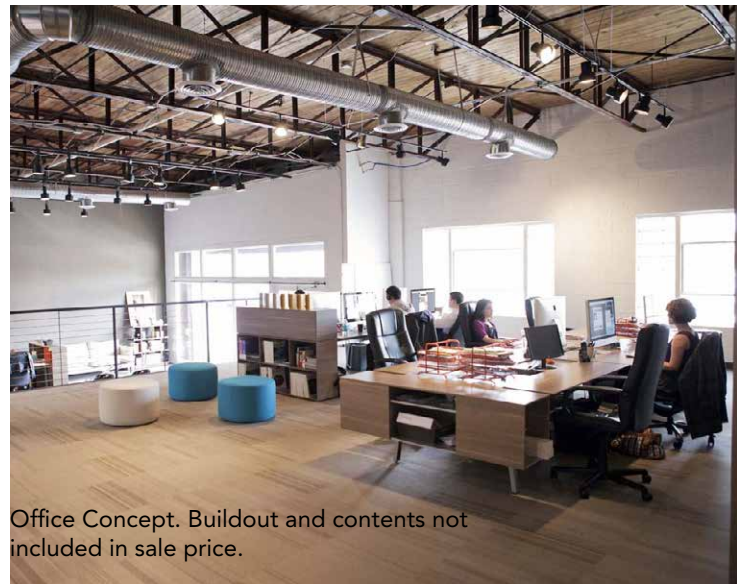
DESIGN CONCEPTS *Concepts only. Build-out and contents not included in sale price.



Office Concept. Buildout and contents not included in sale price.



Retail Concept. Buildout and contents not included in sale price.



Office Concept. Buildout and contents not included in sale price.

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EXCELLENT LOCATION & ACCESS

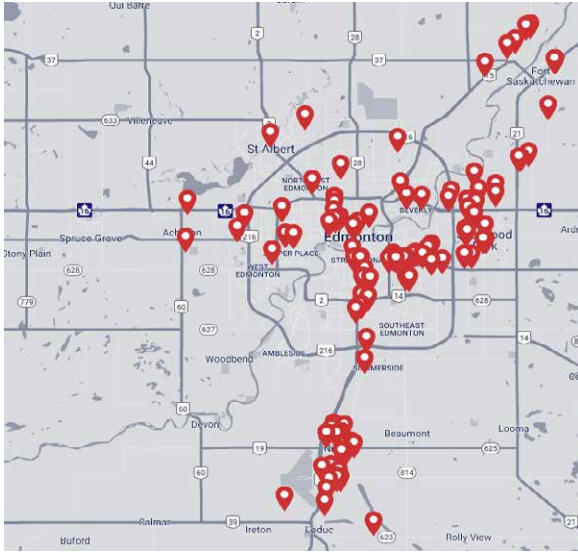


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 15 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 Associate, MBA - BIO



Thomas Braun, 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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