

FOR LEASE

RS118 RETAIL

11812 - 121 Street NW, Edmonton, AB



HIGHLIGHTS

- 2,207 sq ft ± of main floor retail space with outside storage in North-Central Edmonton
- Exposure to 28,944 vehicles per average weekday on 118 Ave and 17,172 vehicles per average weekday on 121 St (City of Edmonton, 2023)
- Outstanding parking (~72 stalls for the whole building)
- Fully landscaped, next to green space and a pathway
- Ideal for optometrist / eyecare clinic, insurance, mortgage, financial brokerage, medical or wellness clinic
- For Lease: \$22.00/sq ft (net)

THOMAS BRAUN MBA
Partner, Associate
C 780.690.8353
thomas@royalparkrealty.com



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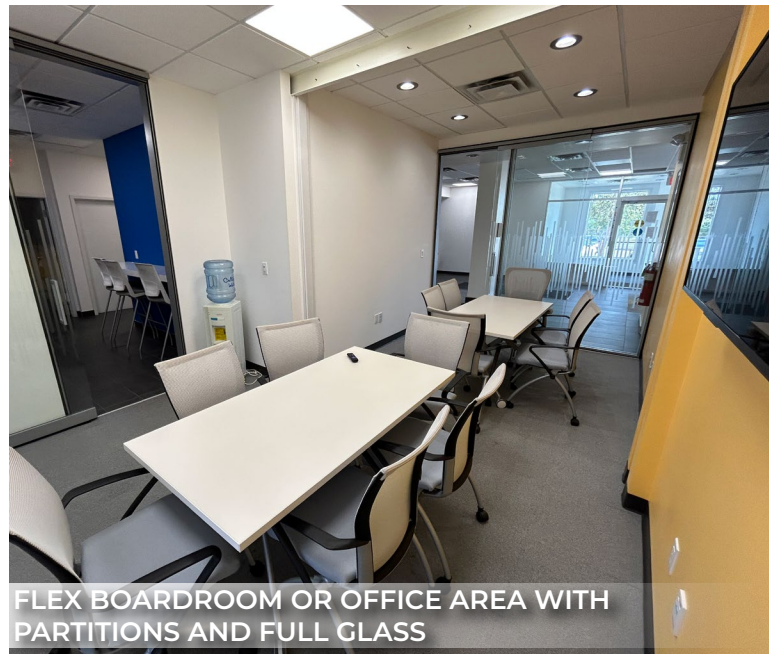
T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details and Financials | 11812 - 121 Street NW, Edmonton, AB

MUNICIPAL ADDRESS	11812 - 121 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 9020277; Block: 6B; Lot; 1
ZONING	CG (General Commercial)
NEIGHBOURHOOD	Blatchford
SPACE SIZE	2,207 sq ft ±
SITE SIZE	1.59 acres ±
FENCED YARD AREA	5,600 sq ft ± (negotiable, extra rate may apply)
PARKING	Stalls: 72 total for the entire building
SIGNAGE	Main floor on building
SECURITY	Alarm, camera, intercom and parking lights
INTERNET	TBC
LEASE RATE	\$22.00/ sq ft (net)*
OPERATING COSTS	\$13.25/ sq ft (TBC)
GROSS MONTHLY RENT	\$5,724.48 ± (based on the net plus op costs approach)
POSSESSION	30 days negotiable

**escalations apply*



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Office Details | 11812 - 121 Street NW, Edmonton, AB

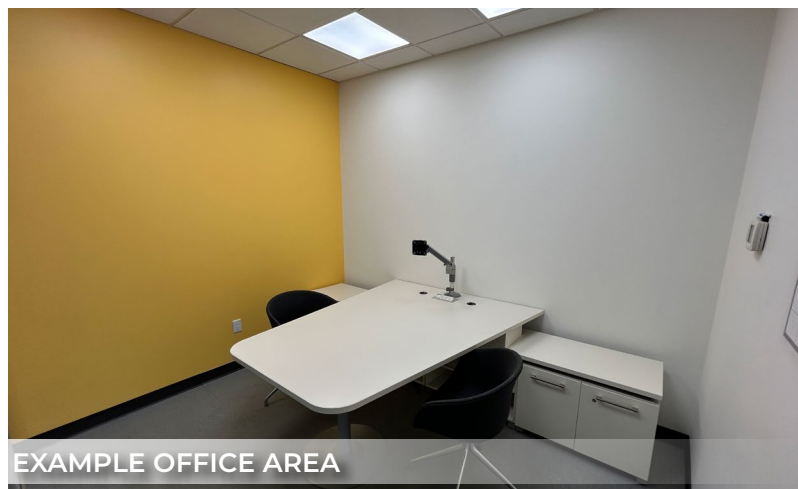
OFFICE SIZE	2,207 sq ft ±
HEATING AND COOLING	Rooftop HVAC
FLOORING	Tile and carpet
LIGHTING	LED
CEILING HEIGHT	8'4" ±



OPEN WORK AREA AND RECEPTION WITH VESTIBULE



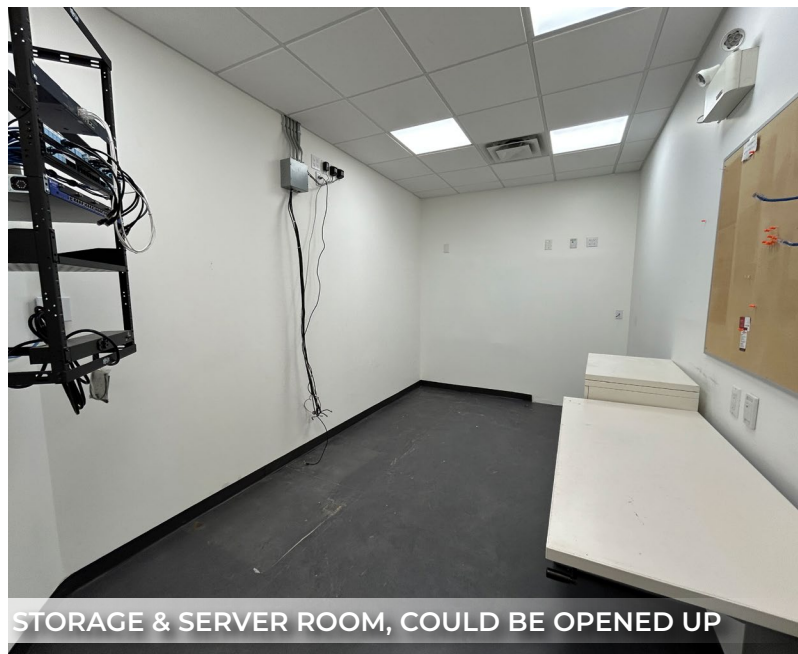
OPEN DISPLAY OR WORK AREA, SOUTH-FACING



EXAMPLE OFFICE AREA



KITCHENETTE WITH EATING BAR



STORAGE & SERVER ROOM, COULD BE OPENED UP

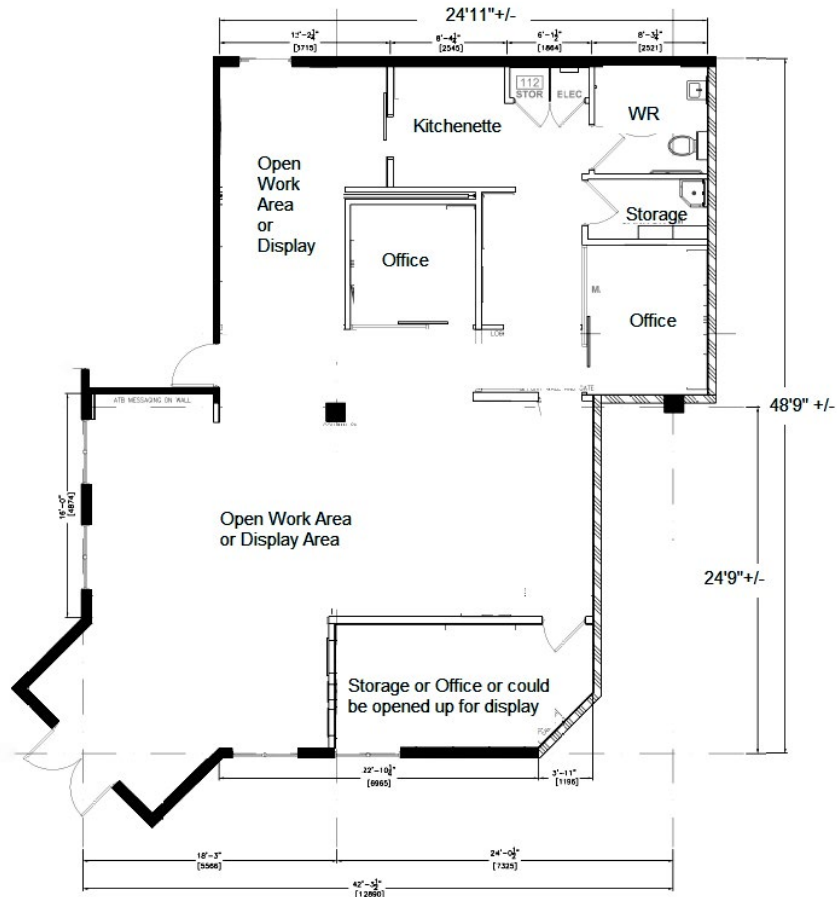


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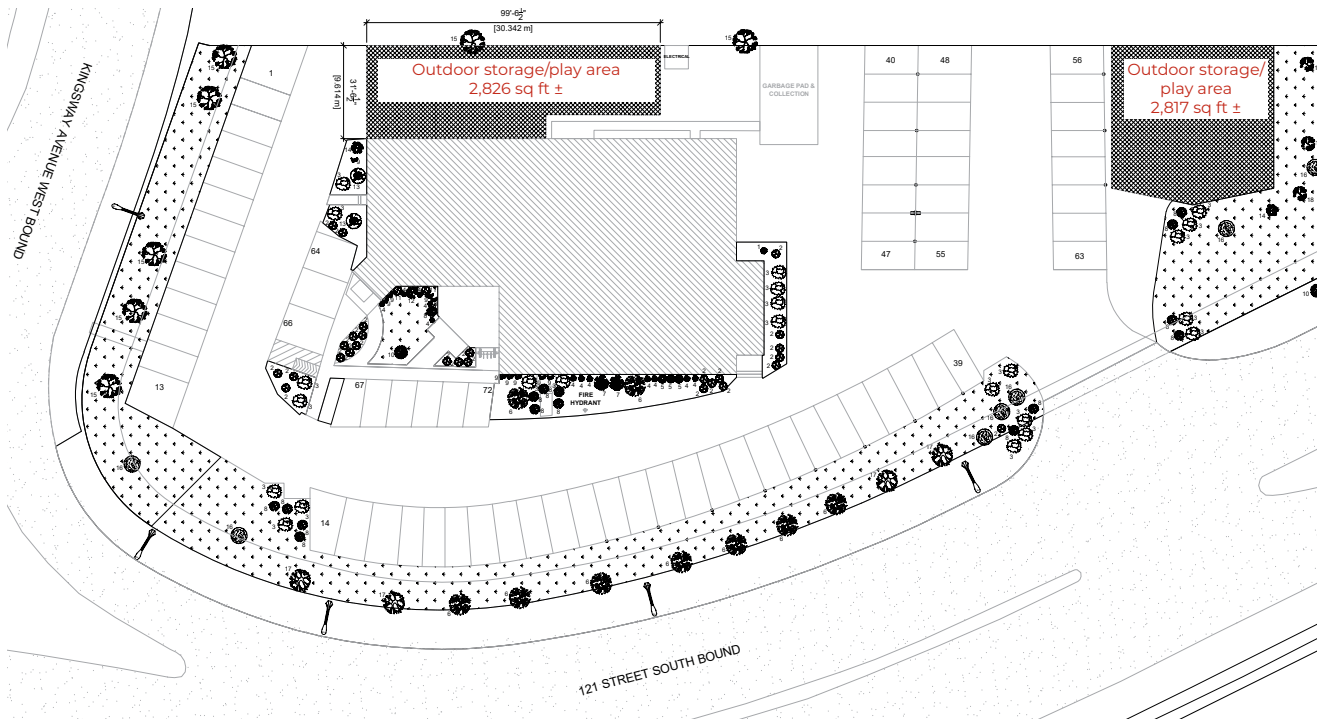
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Floor Plan (exact layout to be confirmed by tenant)



Site Plan (exact layout to be confirmed by tenant)



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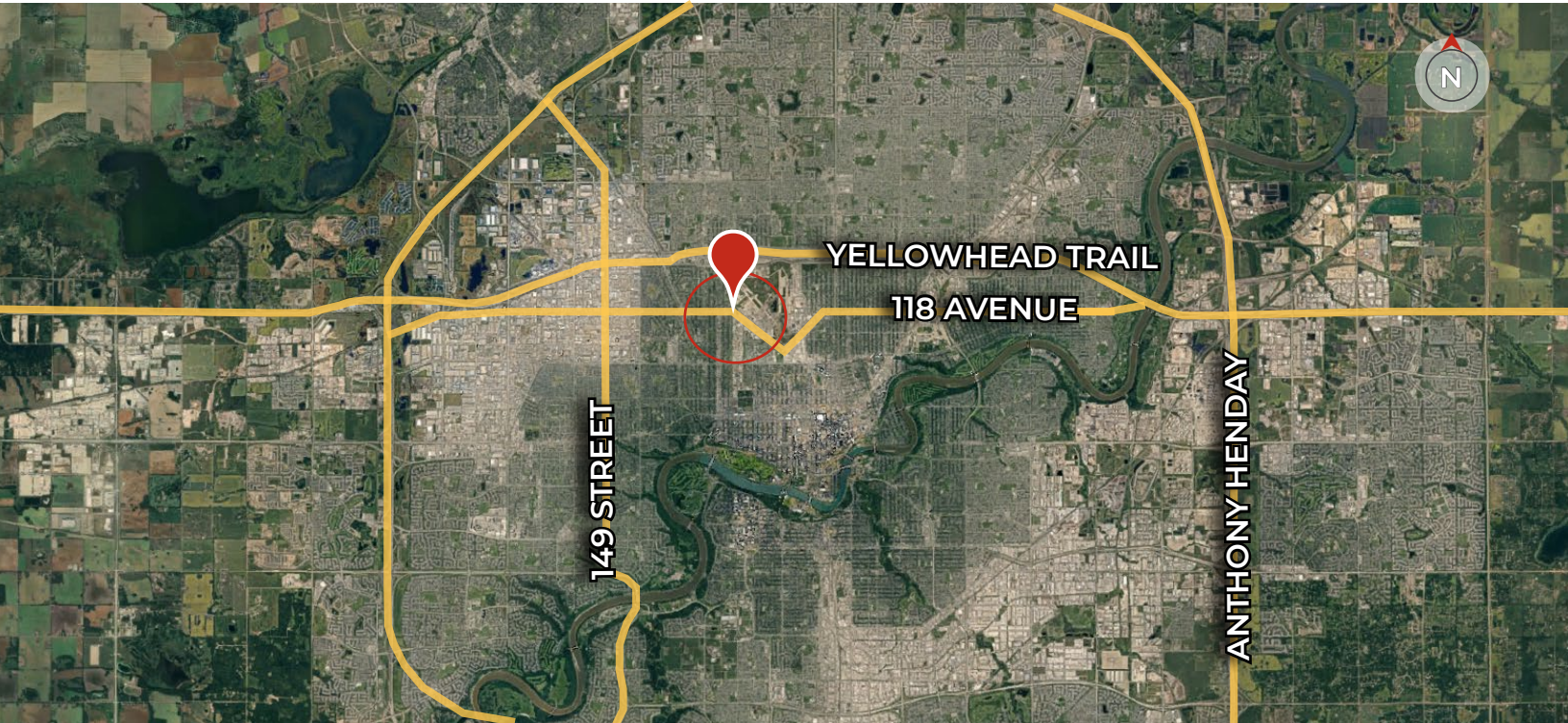
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Local Map



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

C 780.690.8353

thomas@royalparkrealty.com

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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