

PRIME SMALL BAY OWNERSHIP OPPORTUNITY



Highlights Industrial Condos

OFFICE/WAREHOUSE BAYS

11208/11218 - 143 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

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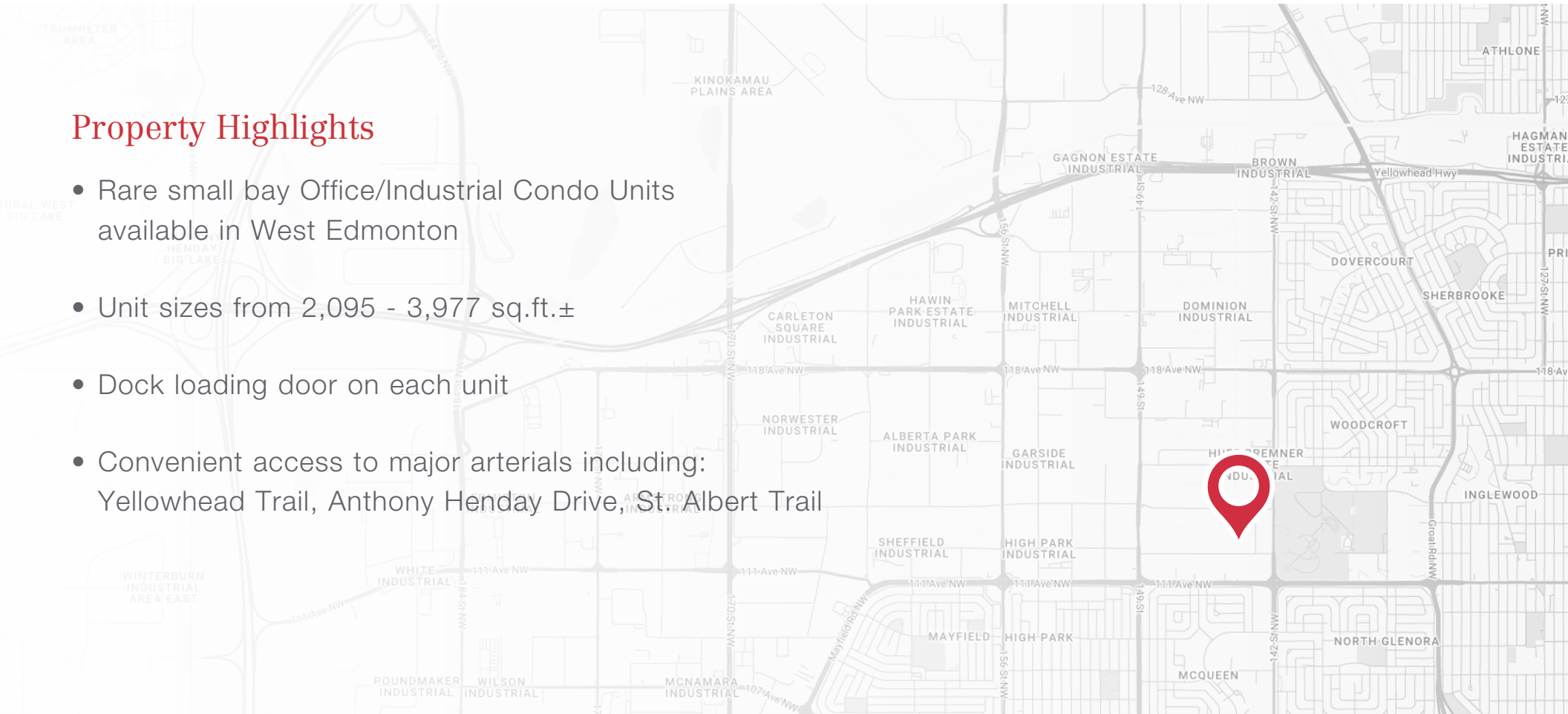
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NAICommercial

Property Highlights

- Rare small bay Office/Industrial Condo Units available in West Edmonton
- Unit sizes from 2,095 - 3,977 sq.ft.±
- Dock loading door on each unit
- Convenient access to major arterials including: Yellowhead Trail, Anthony Henday Drive, St. Albert Trail



Drive Times



minutes

6

170 Street

St. Albert Trail

7

Yellowhead Trail

9

Anthony Henday

12

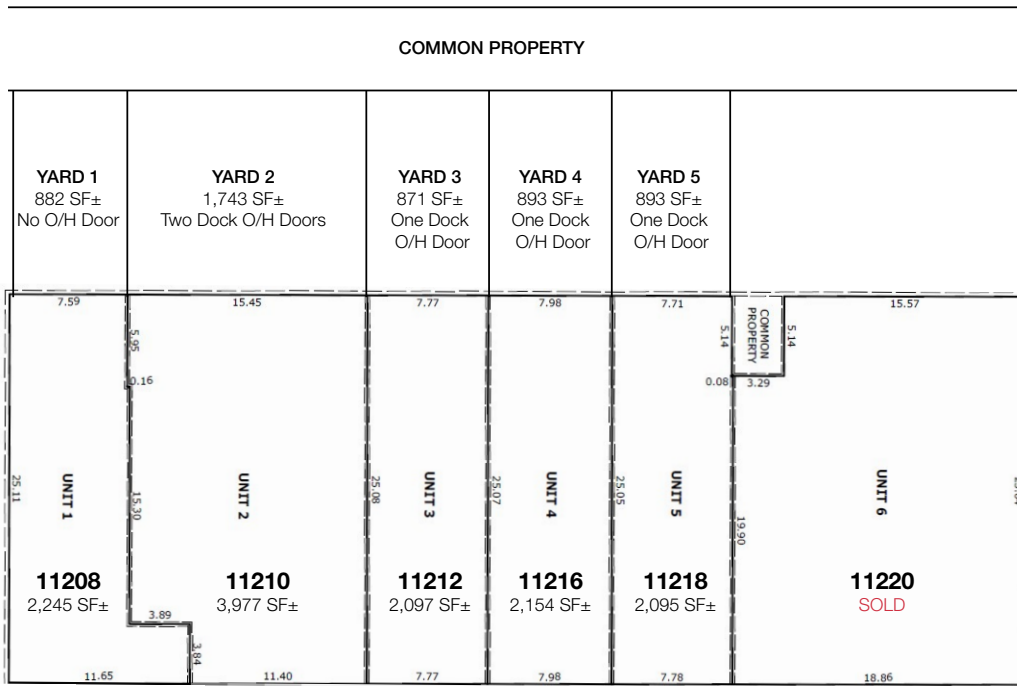
Downtown

14

Additional Information

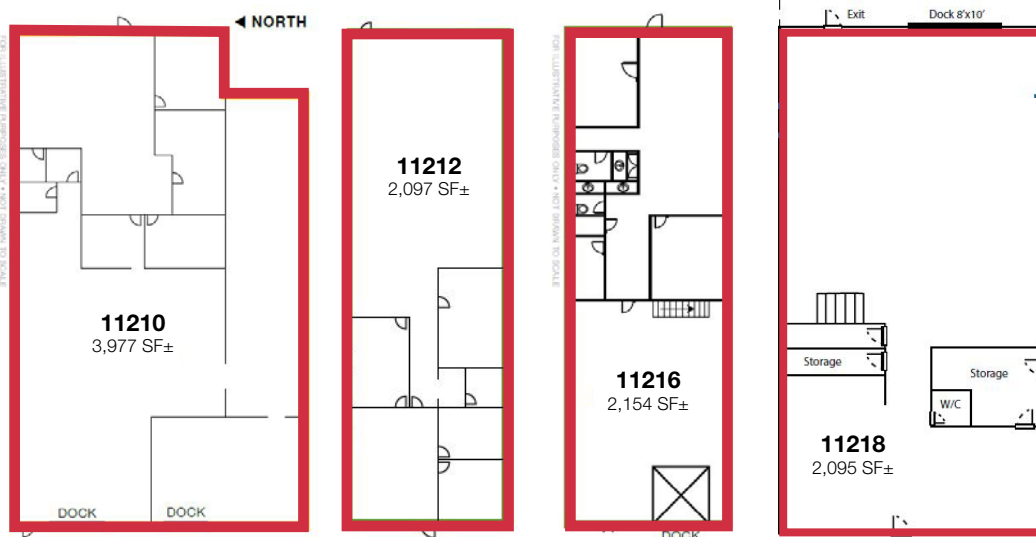
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|---------------------|---|
| LEGAL DESCRIPTION | Plan 4990HW Block 3 Lot 1 |
| ZONING | IM (Medium Industrial) |
| AVAILABLE | Jan 2025 |
| YEAR BUILT | 1966 |
| CONSTRUCTION | Concrete block |
| SITE COVERAGE RATIO | 41.9% |
| NEIGHBOURHOOD | Huff Bremner Estate |
| UTILITIES | Power is separately metered for each unit. Gas and water included in condo fees. |
| CEILING HEIGHT | 17 ft. clear |
| HEATING | Forced air furnace in office, Overhead gas unit in warehouse |
| POWER | 100 amps per bay (TBC) |
| SPRINKLERED | Yes |
| LOADING | Dock loading *Potential to ramp to grade |
| SITE SIZE | 1.05 acres Note: Each unit shall be entitled to exclusive yard as shown on the site plan. |
| CONDO FEES | \$4.08 per sq.ft. (2024) includes common area maintenance, insurance, management, gas, water and reserve contribution |





| CIVIC # | SALEABLE SF | AVAILABLE FOR OCCUPANCY | CONDO FEES /MONTH | LIST PRICE |
|---------|-------------|-------------------------|-------------------|------------|
| 11208 | 2,245 | *April 1, 2027 | \$768.86 | \$415,325 |
| 11210 | 3,977 | Immediate | \$1,362.41 | \$735,745 |
| 11212 | 2,097 | Immediate | \$718.00 | \$387,945 |
| 11216 | 2,154 | *Oct 1, 2025 | \$737.75 | \$398,490 |
| 11218 | 2,095 | *July 1, 2025 | \$717.40 | \$387,575 |

*Currently Tenanted with income in place



Ownership Benefits.

Invest in your property.

Why it makes sense.



Great Value.

Highlights Condo units are priced to sell. Take advantage of buying hard to find small bay units.



Unparalleled Location and Access.

By being in close proximity to the Yellowhead Trail, Anthony Henday Drive, St. Albert Trail, nobody will complain about coming to your space.



Competitive Financing Solutions Available.

Take advantage of creative financing solutions from KV Capital.



Build Equity.

Why lease when you can build equity for your retirement. Invest in your bank account not the landlord's.



Control Your Destiny.

Owning means no more landlord favoured lease agreements, no more operating costs reconciliations, no more rental rate hikes.

How will owner-occupied financing help you achieve your goals?

Access Higher Leverage

With up to 100% financing, you could potentially preserve working capital to be deployed in your business for other assets such as equipment purchases.

Reduce Monthly Payments

With the right rate secured you can leverage longer amortization periods with repayment of your mortgage spread out over a longer period of time, which could lower payments each month.

Tap Into Flexible Conditions

Owner-occupied financing potentially offers a variety of customizable conditions for your unique needs such as principle postponement periods and options for the completion of tenant improvement work.

Build Equity

Contribute your monthly principal payments as a long term investment and increase the potential for your business' future growth opportunities.

Owner-occupied financing.

Capitalize on both the stability and flexibility your business needs to thrive.



What is owner-occupied financing?

In contrast to many commercial real estate transactions where a property is purchased with the intention of generating rental or investment income, owner-occupied financing is a beneficial capital solution to consider if your business owns the office space or building that you operate out of.

The primary advantage of owner-occupied financing is that you tend to receive more favourable financing terms and conditions including lower down payment requirements and less stringent reporting criteria.



Is owner-occupied financing right for you?

If your business has been in operation for at least 24 months, you will be eligible for a variety of owner-occupied financing options. If your business is new, we can provide guidance and advice for the best financing model for you.

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