

FOR SALE

# MULTI-BAY COMMERCIAL BUILDING

11602 - 119 STREET NW, EDMONTON, AB

**\$2,100,000 (\$164 PER SF)**



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**GENERAL COMMERCIAL (CG)**

**ZONED PROPERTY**

**Seif Jiwaji**

Senior Associate

780 905 7143

seif.jiwaji@cwedmonton.com

**CUSHMAN & WAKEFIELD  
Edmonton**

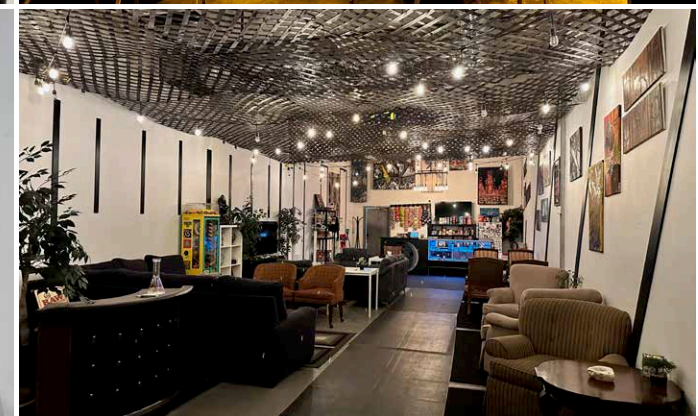
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May, 2025.



# THE OPPORTUNITY

- » Subject property is situated in the Kingsway area, Prince Rupert neighbourhood.
- » Easily accessible via major thoroughfares: Kingsway, Yellowhead Trail and 111 Avenue NW.
- » Prominent amenities nearby - Canadian Tire, Kingsway Mall and Edmonton Inn & Conference Centre.
- » CG Zoning provides broad commercial permitted uses - including Health, Retail Sales and Services, Daycare and Community...etc.
- » Demised areas are ideal for many smaller footprint businesses.
- » Quality office spaces at front of building ideal for Owner Occupant.
- » Ample parking on-site.
- » Current Tenants include Dance Studio and Comedy Club. Other bays - vacant.
- » Dock doors on some bays.
- » Limited windows provides security for warehouse storage and logistics.
- » **Value-Add Opportunity for Investors.**





# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11602 - 119 Street NW, Edmonton, Alberta

## ZONING

CG Commercial General

## NEIGHBOURHOOD

Prince Rupert

## GROSS BUILDING SIZE

± 12,780 SF

## BUILT

1970

## PROPERTY TAXES

\$48,956 (2024)

## PROPERTY TAX ASSESSMENT

\$1,777,500 (2025)

## PARKING AREA

35+ Parking Stalls

## DESCRIPTION

Site coverage: 38%

## LOT AREA

Rectangular

## LOT SIZE

32,990 SF (0.76 acre)

## UTILITIES

Municipal

## TENANCY

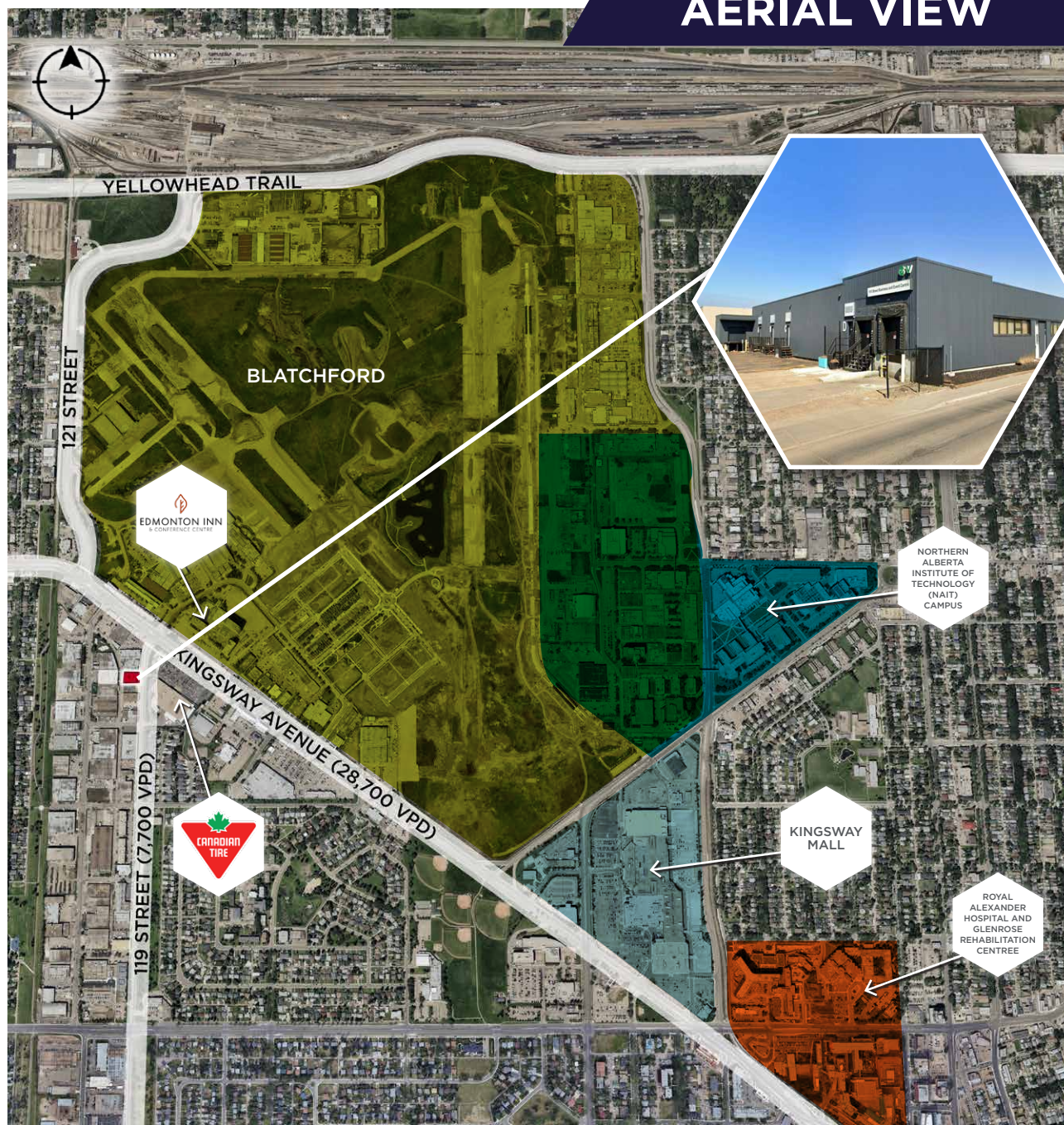
Two tenants occupy two bays. Tenants are currently on month-to-month leases and have expressed interest in a longer-term commitment with new Landlord.

## ADDITIONAL FEATURES

- Interior renovations custom for each tenant
- Roof in good condition
- Paved parking and partially fenced

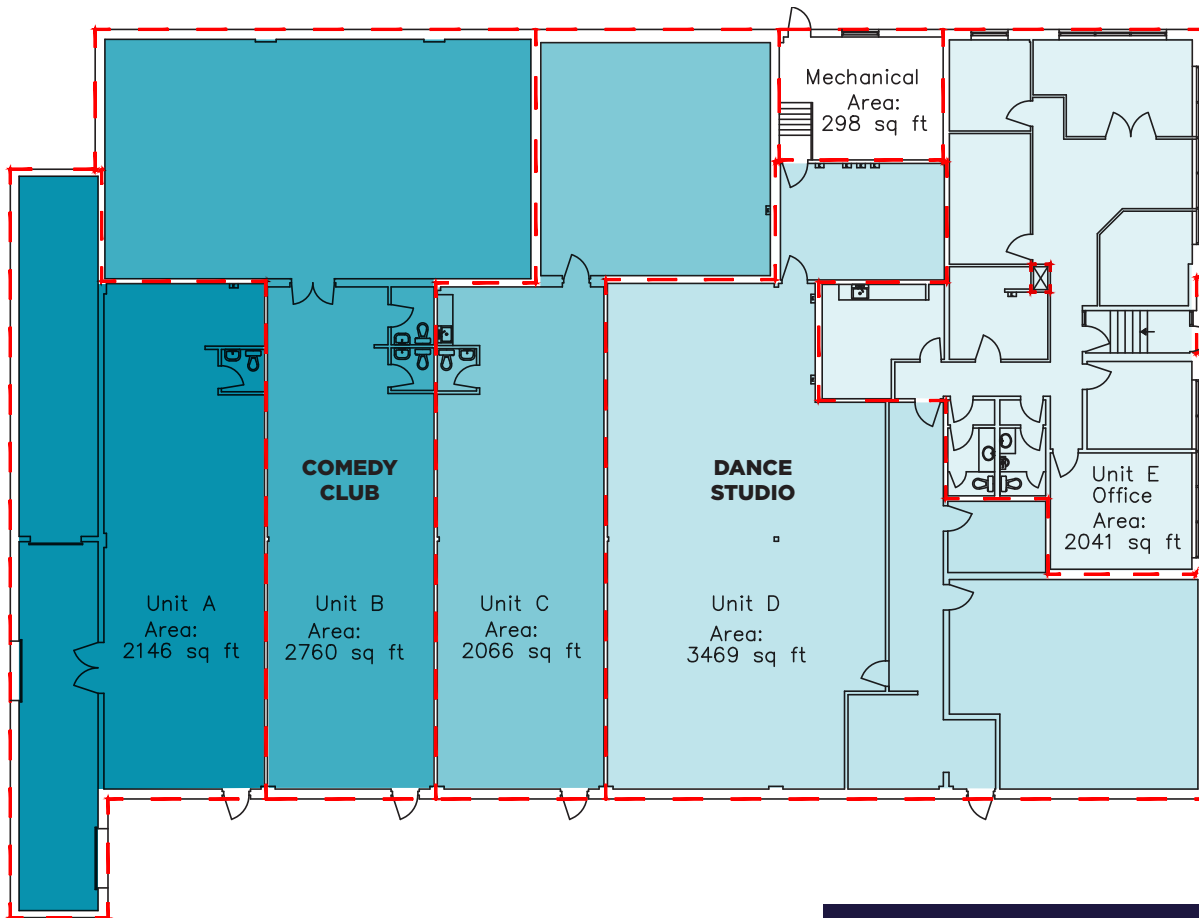
**PRICE REDUCED:**  
**\$2,100,000**

## AERIAL VIEW



# KEEP IN TOUCH

## FLOOR PLAN



## DEMOGRAPHICS



### POPULATION

1km	3km	5km
5,757	87,200	195,283



### HOUSEHOLDS

1km	3km	5km
2,579	38,759	88,996



### AVERAGE INCOME

1km	3km	5km
\$87,663	\$93,177	\$101,231

**Seif Jiwaji**  
Senior Associate  
780 905 7143  
seif.jiwaji@cwedmonton.com

**CUSHMAN & WAKEFIELD**  
**Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May, 2025.