



PLAZA 119

UNIT #6 | 11614 - 119 STREET | EDMONTON | AB

FOR SALE



MODERN KITCHENETTE



FLEXIBLE FLOOR PLAN



GREAT LOCATION



PROPERTY HIGHLIGHTS

- Great exposure to Kingsway Drive
- High ceilings, sky light, two bathrooms, kitchenette, storage room with sink
- Handicap ramp access
- Ample parking in front and back of building

76 GROUP CO.
#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676
76GROUP.CA

PROPERTY DETAILS

- ADDRESS Unit #6, 11614 - 119 Street, Edmonton, AB
- PROPERTY TYPE Retail, Studio, Office
- SIZE 3,543 sq. ft. (+/-)
- ZONING CB2
- PARKING Private
- HEATING HVAC
- POSSESSION Immediate
- SECURITY Yes

FINANCIALS

SALE PRICE | \$550,000

Reduced by \$75,000!

LEGAL DESCRIPTION

Plan 0825767, Block 8

PROPERTY TAX

\$ / sq. ft.

- SERVICES Common area cleaning, snow removal, HVAC maintenance, roof maintenance

IDEALLY SUITED FOR

- Office, Retail, Studio
- Church, Live-in Unit

FLOOR PLAN

Unit #6

3,543 sq. ft.



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DEMOGRAPHICS

- **NEARBY POPULATION** Est. 150,000
- **COMMUNITIES NEARBY** Kingsway, Inglewood, Prince Rupert, Queen Mary Park, Westmount, McDougall, Sherwood, Blatchford
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

- KINGSWAY DRIVE**
Estimated 30,000 vehicles per day
- 119 STREET**
Estimated 8,000 vehicles per day

AERIAL VIEW



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