

For Sale
Kingsway 119



Owner/User Opportunity

#6, 11614 - 119 Street
Edmonton, Alberta

Property Features

- 3,165 sq.ft.± retail/showroom space available
- Great exposure to Kingsway Avenue
- Quick access to Downtown and Yellowhead Trail

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For Sale Kingsway 119



37,700 VEHICLES
DAILY ON
KINGSWAY WEST
OF 119 STREET



188,305
POPULATION
IN AREA



14.01%
POPULATION
GROWTH
2016-2026



176,742
EMPLOYEES
IN AREA



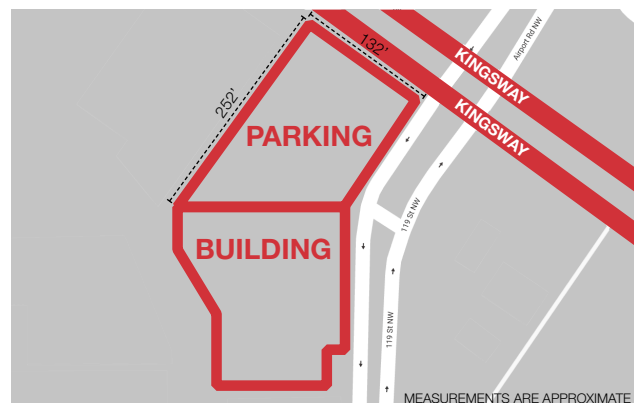
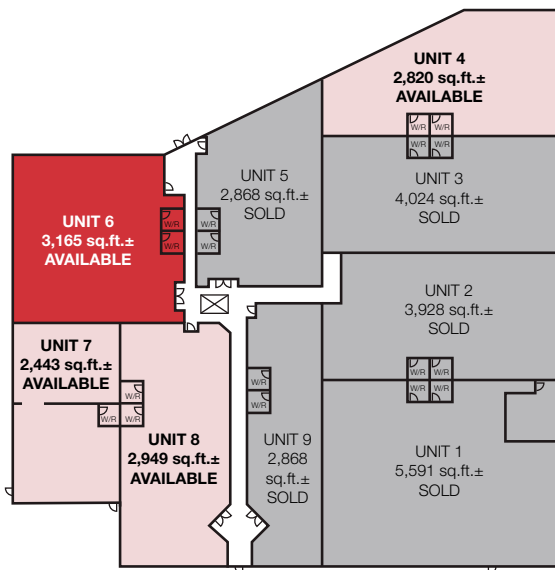
10,281
BUSINESSES
IN AREA

BASED ON: 2016 DEMOGRAPHICS WITH A 5KM RADIUS; 2015 CITY OF EDMONTON, DAILY TRAFFIC

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Additional Information:

SIZE	3,165 sq.ft.±
LEGAL DESCRIPTION	Plan 0825767, Block 8
ZONING	CB2
AVAILABLE	Immediately
CONDO FEES	\$4.71/sq.ft./annum (2018)
TAXES	\$13,392.54 (2018 estimate)
SALE PRICE	\$811,937.50



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