



# FREESTANDING OFFICE BUILDING

11710 Kingsway NW, Edmonton, AB

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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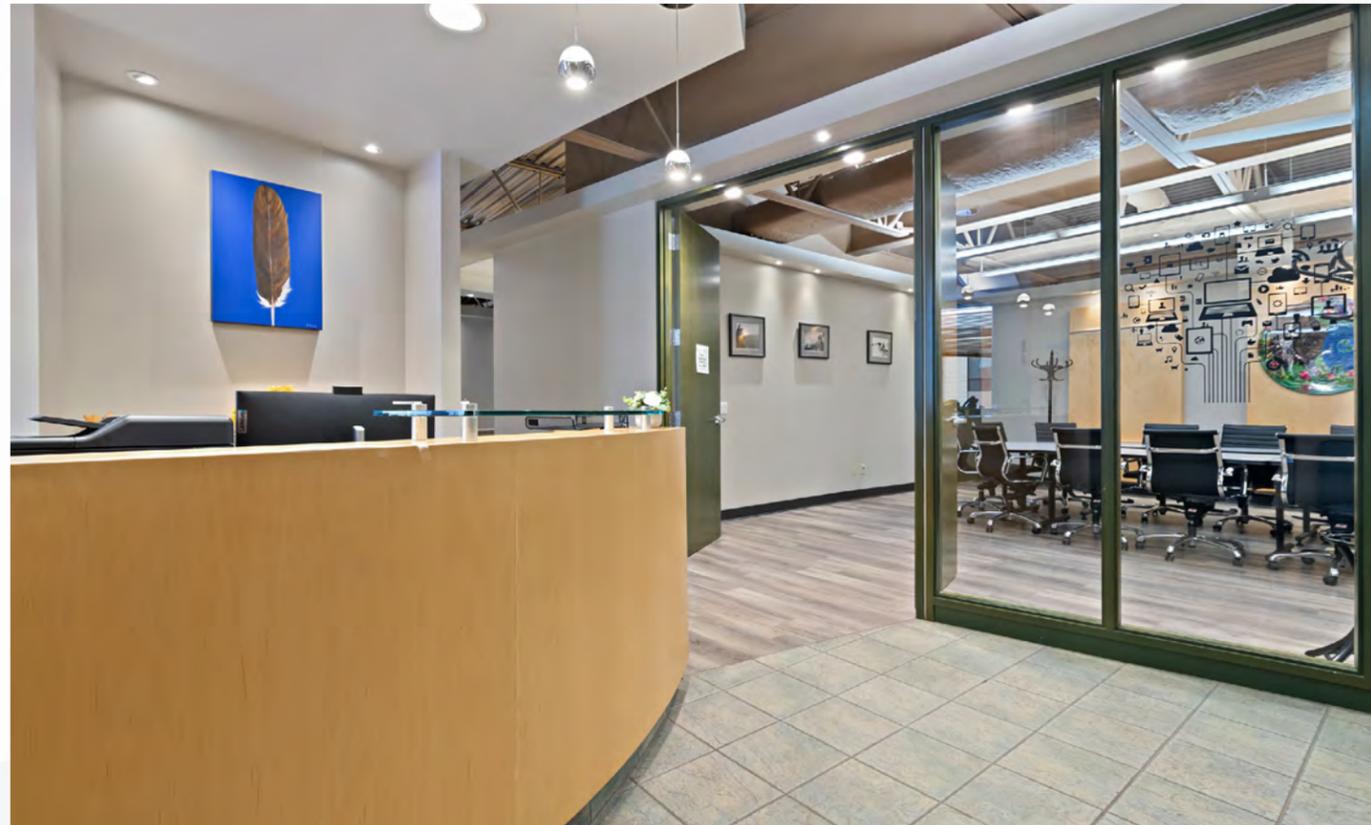
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## THE OFFERING

RE/MAX Excellence Commercial Division Investment Team is pleased to present the ownership of a fully leased multi-tenant office building. The 12,486 SF, two-storey building sits on 0.45 AC and is located along Kingsway with close proximity to Downtown Edmonton.

## PROPERTY DETAILS

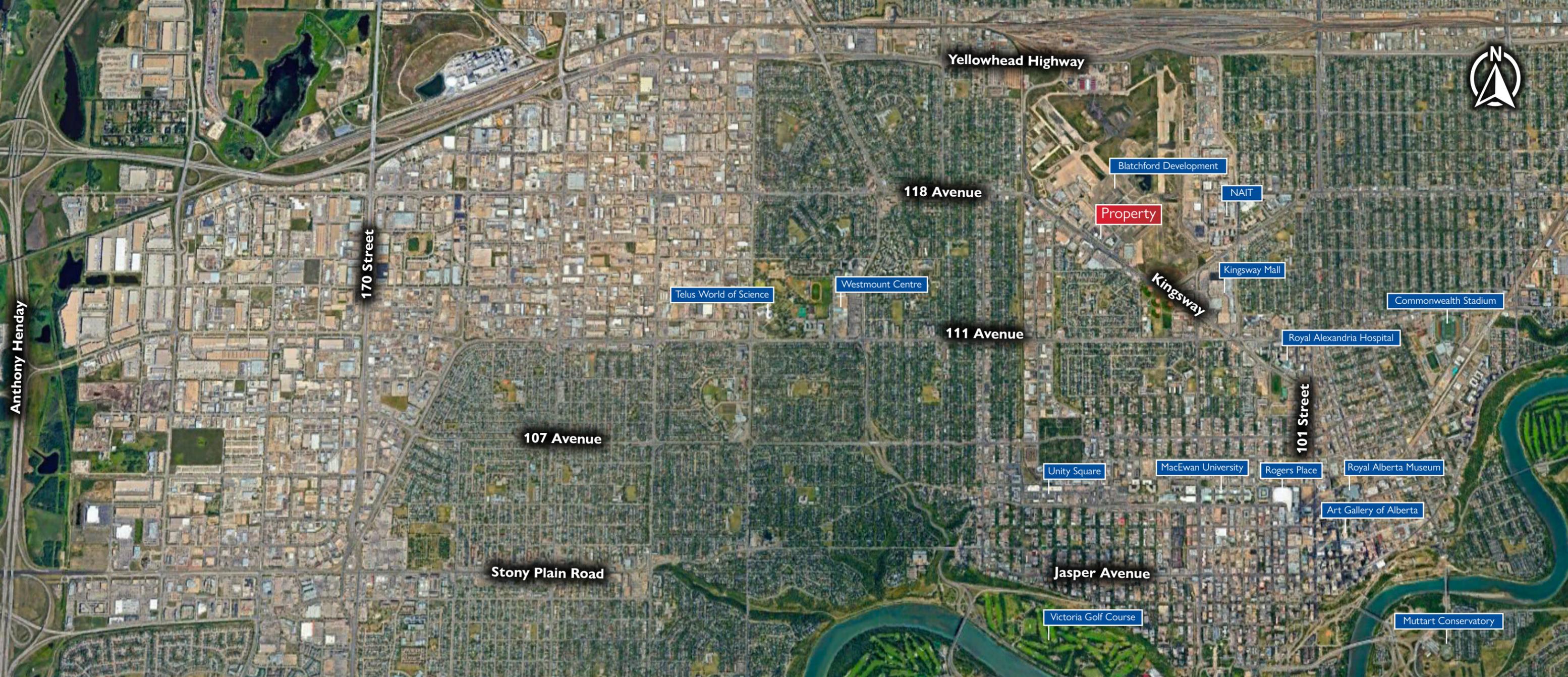
Address:	11710 Kingsway NW, Edmonton, AB
Legal Description:	Lot 12; Block 18B; Plan 6466MC
Lot Size:	0.45 Acres
Building Size:	+/- 12,486 SF
Year built & Use:	1968   Freestanding Office
Current Zone:	Business Employment (BE)
Parking:	16 Surface Stalls & Street parking
Building Description:	2 storey freestanding office building with two main entrances (East and West) both leading to staircases to the 1st & 2nd floors, accessible ramp on the West entrance to the 1st floor. Major interior upgrading in 2013. Two large Engineered Air HVAC units of 486,000 BTU/hr output, installed in 2009 and located on the roof.



## LOCATION

The Kingsway area in Edmonton is a prime location for commercial businesses. The area provides easy access to major roadways and is in close proximity to the Downtown core. The property is located near Kingsway Mall, the Northern Institute of Technology (NAIT), the Royal Alexandra Hospital, Transit Centres, and the Blatchford development. The location offers good visibility with high levels of traffic exposure and various amenities in the immediate area.





## IN THE AREA

### Blatchford

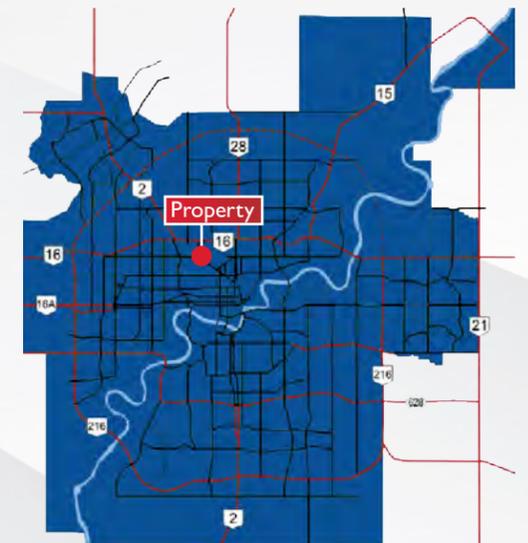
Blatchford, located in the heart of Edmonton, transforms the old city airport into a sustainable urban community for up to 30,000 people. Designed with an emphasis on green spaces, renewable energy, and connectivity, it champions sustainable living with diverse housing and integrated public transit. Blatchford is set to redefine modern urban living, embodying Edmonton's commitment to a future-focused, efficient, and inclusive city development.

### NAIT

The Northern Alberta Institute of Technology (NAIT) is celebrated for its hands-on, practical education and diverse program offerings in areas like business, health sciences, and trades. Dedicated to applied research, NAIT ensures education aligns with industry demands and real-world scenarios. The institution boasts a vibrant student life and robust athletics program, making it a key pillar in Alberta's higher education, preparing students for successful careers.

### Yellowhead Expansion

The Yellowhead Trail in Edmonton is transitioning into a freeway to facilitate smoother traffic flow, with three lanes in each direction, eliminating traffic signals and intersections for uninterrupted travel. This project aims to enhance safety, reduce congestion, and improve goods movement. Jointly funded by the federal, provincial governments, and the City of Edmonton, the project totals around \$1 billion. Construction started in 2019 and is expected to be completed by 2027.



## RENT ROLL

**Spectrum Works Corporation o/a Second Chance CPR & First Aid AND Spectrum Safety Services Inc.**

Suites 103, 104, 202, 203, 204

7449 sq. ft.

\$ 20,700.66 / month including occupancy costs and GST



**Bent Arrow Traditional Healing Society**

Suite 101, 201

4323 sq. ft.

\$ 8,030.51 / month including occupancy costs and GST



**Apex Training Solutions (sister company to Spectrum Works Corporation)**

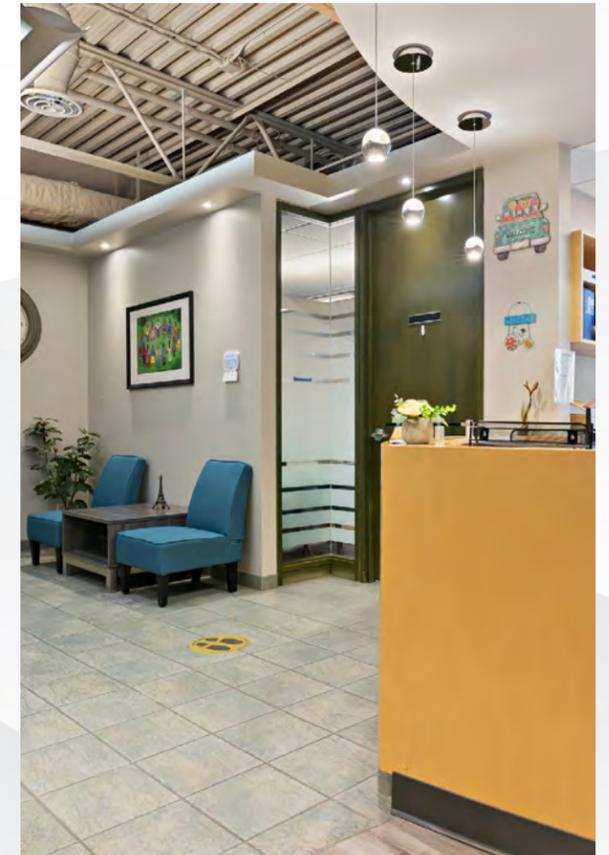
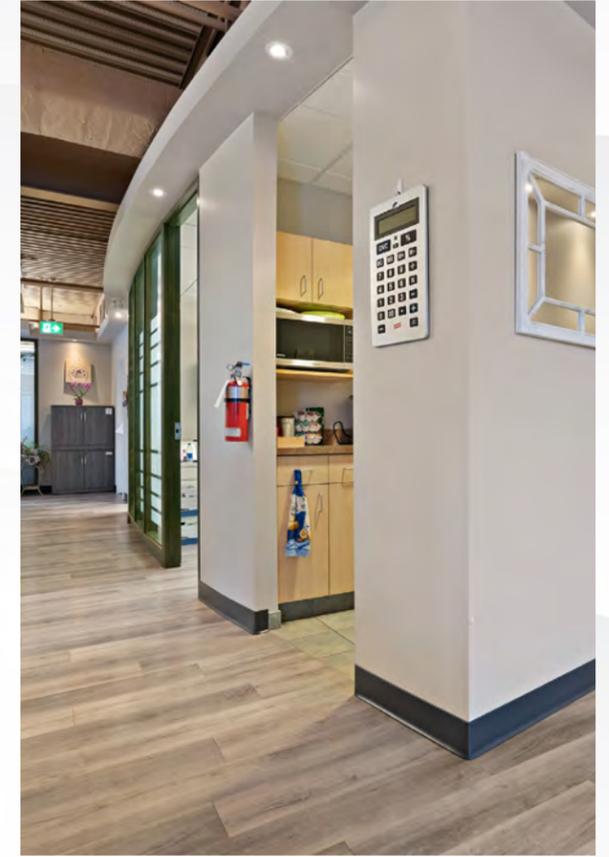
Suite 102

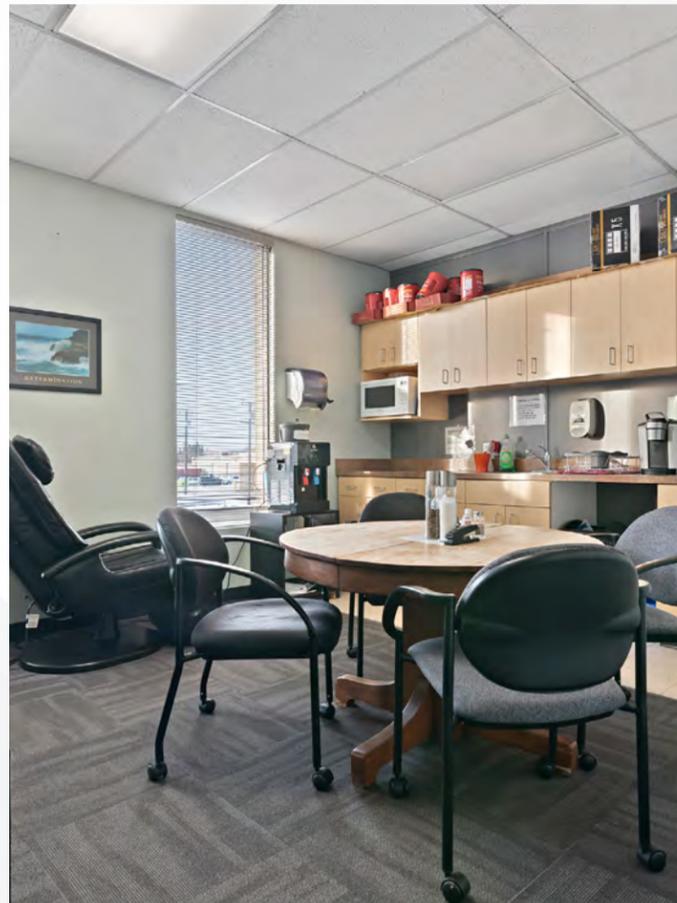
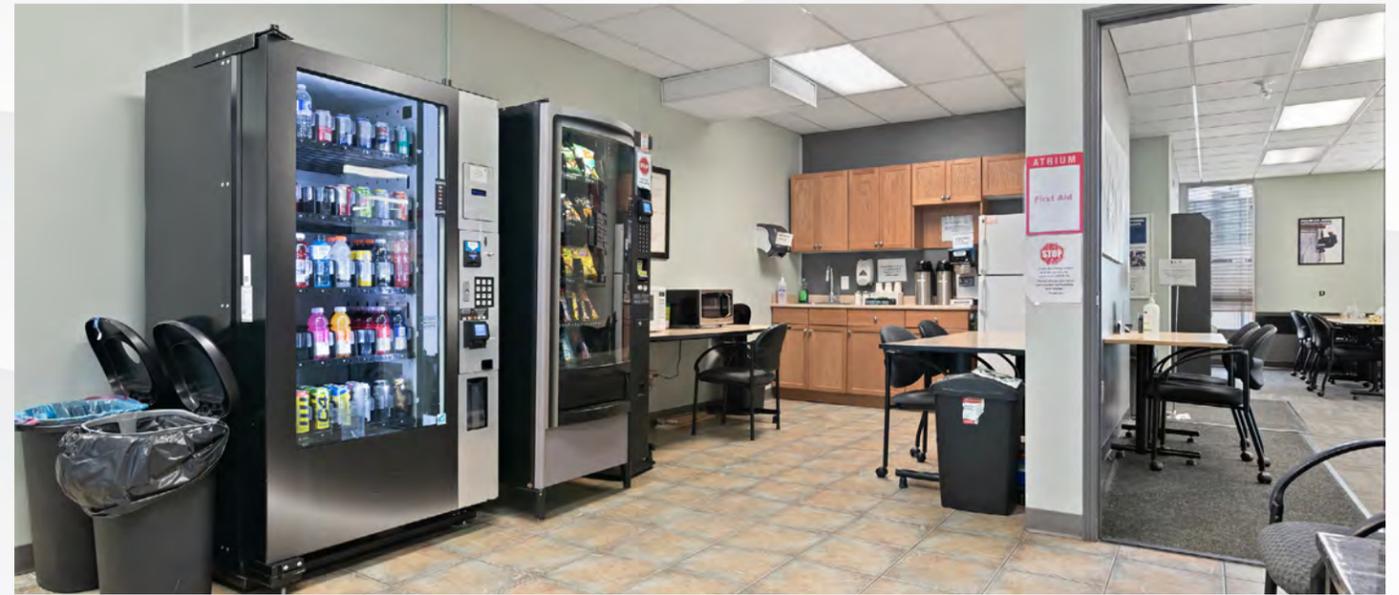
714 sq. ft.

\$ 1,275.53 / month including occupancy costs and GST



## PROPERTY PHOTOS







## CONTACT

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