

**FOR SALE**

**\$2,500,000**



# INDUSTRIAL BUILDING

11602 119 Street NW Edmonton, AB

## Property Description

This well-positioned property is located in Edmonton's desirable Prince Rupert neighbourhood, offering excellent visibility and easy access to major routes including Downtown, Kingsway, and the Yellowhead Highway.

With ample parking and proximity to key areas, it's an ideal spot for businesses looking to attract foot traffic or benefit from seamless connectivity to major roadways.

Perfect for a wide range of uses, this space offers both convenience and opportunity in one of Edmonton's most accessible locations. Don't miss your chance to secure this prime spot!

**CG (Commercial General)**  
ZONING

**1970**  
YEAR BUILT

**\$38,936.05 (2023)**  
PROPERTY TAX

**± 32,990 SF**  
LOT SIZE

**± 12,516 SF**  
BUILDING SIZE

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

**SALIM MITHA**, Associate

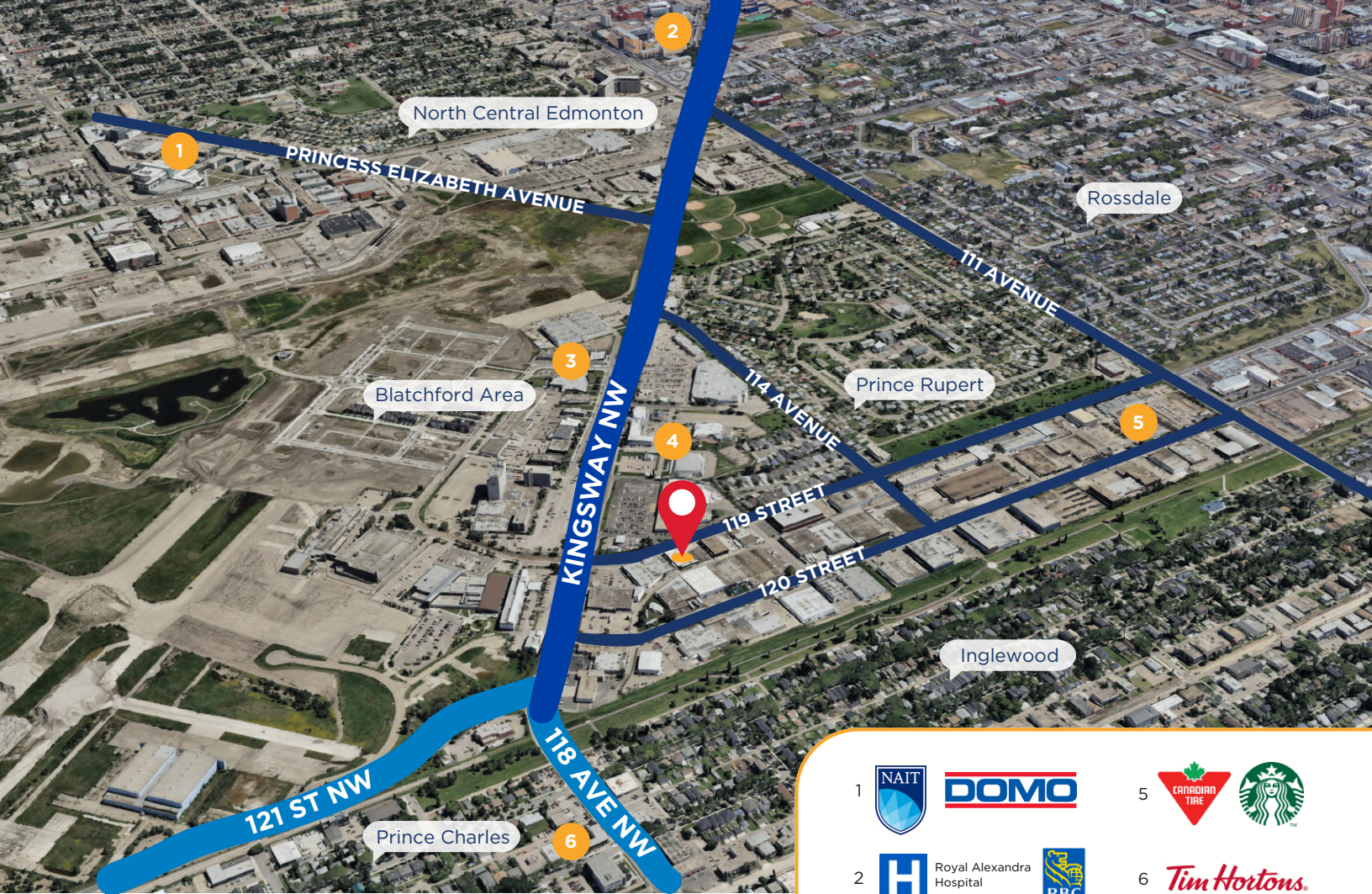
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| 2 |  |  | 6 |  |  |
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## DEMOGRAPHICS

3KM RADIUS IN 2024

### 11602 119 Street NW Edmonton, AB

Situated in the dynamic Prince Rupert neighbourhood of Edmonton, this area boasts superb accessibility with public transit, pedestrian-friendly streets, and bike lanes. Residents enjoy convenient access to a variety of amenities, including grocery stores, restaurants, shops, and schools. Nearby green spaces, such as Airway Park, enhance the area's appeal for both work and recreation. With a diverse mix of housing options—from detached homes to low-rise apartments—Prince Rupert offers a flexible and convenient location in Edmonton.



**POPULATION**  
426



**COMMUTE**  
86.7% Car



**HOUSING**  
Owner: 68.8%  
Renter: 31.3%



**INCOME**  
Individual: \$52.5k  
Family: \$115.3k



# CONTACT:

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