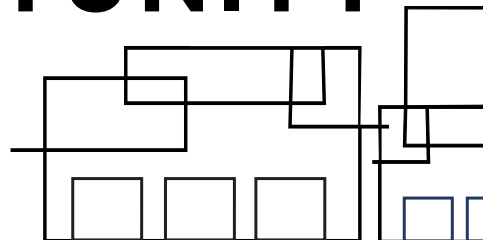


INVESTMENT OPPORTUNITY

FULLY LEASED RETAIL BUILDING

12422 - 118 AVENUE | EDMONTON, ALBERTA



± 6,800 SF



The Opportunity: ± 6,800 square foot two-storey building on a 0.09 acre lot with two main floor retail tenants and a month-to-month second floor residential tenant.

Prime Location: High visibility on 118 Avenue and 124 Street, with over 30,000 vehicles per day travelling by this property.

Retail Focused: Currently leased to a Boutique Store (1,870 SF) an Ice Cream Parlour (1,530 SF).

Easily Accessible: Six surface stalls for tenants at rear of building and ample free street parking on 118 Avenue in front.

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REALTY GROUP

hcrgroup.ca

FOR SALE | FULLY LEASED RETAIL BUILDING ON 118 AVENUE

The Property

MUNICIPAL

12422 - 118 Avenue Edmonton, Alberta

SPACE TYPE

Retail

NEIGHBOURHOOD

Prince Charles

ZONING

MU - Mixed Use Zone



CURRENT
MU USES

BUILDING SIZE

± 3,400 SF Main Floor

± 3,400 SF Second Floor

± 6,800 SF Total

LAND SIZE

± 0.09 Acres

PARKING

6 dedicated surface stalls, plus ample free street parking on 118 Avenue



Sale Financials

LIST PRICE

\$975,000

PROPERTY TAXES

\$14,510

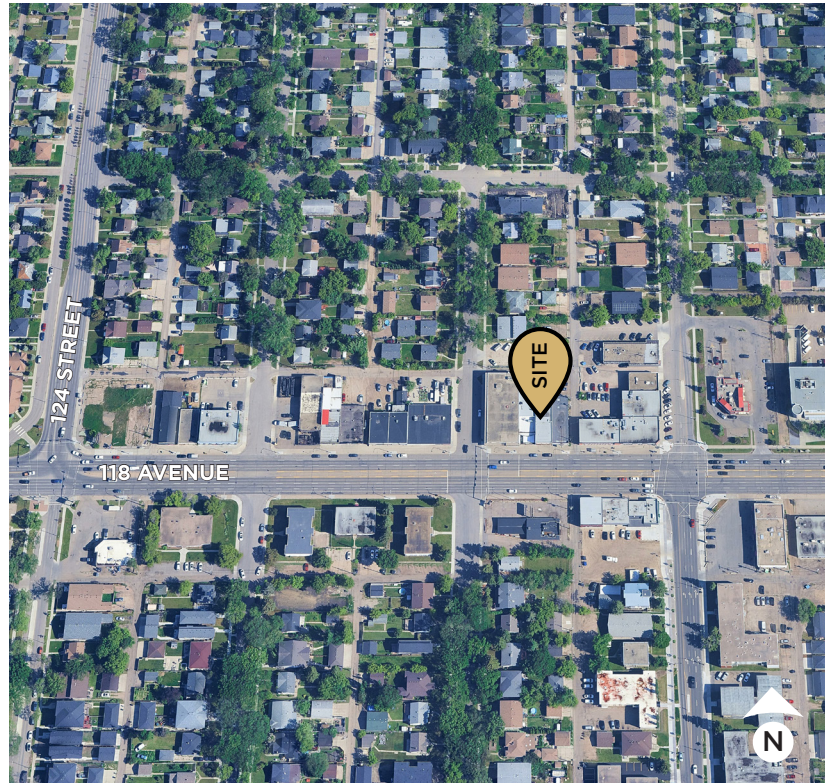
ANNUAL RENT

\$55,000 +

ANNUAL OP. COSTS

\$22,000 ±

Detailed reports & financials are available upon a signed Confidentially Agreement.



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.