

3 TENANTED DOWNTOWN COMMERCIAL CONDOS



# Hargate Commercial Condos

10154 / 56 / 66 - 114 STREET NW, EDMONTON, AB

**INVESTMENT OPPORTUNITY**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

**DON ROBINSON**

Senior Associate  
587 635 2490  
drobinson@naiedmonton.com

**HARRIS VALDES**

Associate  
587 635 5611  
hvaldes@naiedmonton.com

*Colisted with:*

**PAULETTE ROGERS**

EXP Realty Edmonton  
587 937 0107  
paulette.rogers@exprealty.com



## Downtown Commercial Investment Opportunity

Ideally located just off Jasper Avenue in downtown Edmonton, this fully leased offering includes three commercial condominium units with established tenants and strong in-place income. The property provides investors with a turnkey opportunity backed by long-term operators and stable NNN leases.

Asking Price: \$1,747,000  
Cap Rate: 9.4%  
NOI (Year 1): \$169,775  
WALT: 4.75 Years

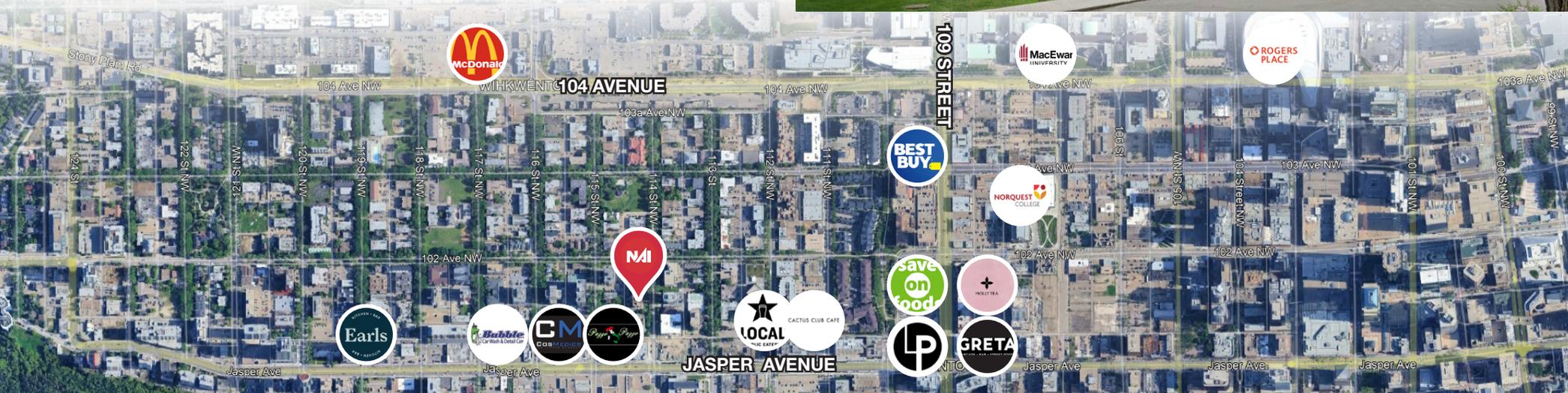
### PROPERTY HIGHLIGHTS

-  Prime downtown location just off Jasper Avenue
-  Strong 9.4% cap rate with historically stable cash flow
-  Fully leased with established local tenants
-  Excellent future space for medical, professional, financial, convenience store, or bar/restaurant



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Condo Plan: 9023697; Units: 4, 5, and 6
ZONING	RA9
YEAR BUILT	1979
TOTAL SPACE AVAILABLE	8,248 sq.ft.±
POSSESSION	Immediate
ASKING PRICE	\$1,747,000 (9.4% Cap)
PROPERTY TAXES (2025)	Unit 4: \$6,064.41 Unit 5: \$7,930.40 Unit 6: \$37,065.08
NOTES	Rent roll, Leases, and other applicable property information available upon a CA being signed.



**96,370**  
DAYTIME POPULATION

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

**2.7%**  
ANNUAL GROWTH  
2023-2033

**122,324**  
EMPLOYEES

**\$3.5B**  
CONSUMER SPENDING

**52,554**  
2023 HOUSEHOLDS

TENANT PROFILES



UNIT #4 – 10154 114 STREET | RUBY GORGEIOUS SALON

923 sq.ft. beautifully appointed salon space operated by a proven tenant with over 10 years in business. Recently renewed 5-year NNN lease in place.

**Ruby Gorgeous Salon**



UNIT #5 – 10156 114 STREET | ORII VEGAN MARKET

1,210 sq.ft. convenience market featuring a recently renovated interior and walk-in cooler. Tenant operating since 2019 with 3+ years remaining on NNN lease.



UNIT #6 – 10166 114 STREET | HANJAN RESTAURANT

6,115 sq.ft. modern restaurant and lounge with full-service commercial kitchen and new air make-up system. Strong local operator with three additional Edmonton locations. Tenant in place since 2020 with 4+ years remaining on NNN lease.



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[www.naiedmonton.com](http://www.naiedmonton.com)