

## **FOR SALE**





Legal:         Plan 9322612, Block 7, Lot 209A           Zoning:         Direct Control (DC(20989))           Site Size:         7,500 SF (+/-)
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· '
<b>Building Size:</b> 11,197 SF (+/-)
<b>Main Floor:</b> 5,682 SF (+/-)
<b>Second Floor:</b> 5,515 SF (+/-)
*Basement: 2,209 SF (+/-) *Bonus area
Sale Price: \$3,600,000.00
Cap Rate: 6.8 %
<b>Property Tax:</b> \$34,690.24 (2025 est.)



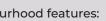
- MAJORITY OF BUILDING LEASED TO A SINGLE, LONG-TERM TENANT
- Close to MacEwan University, Rogers Place & downtown amenities
- Excellent investment opportunity with long term lease in place with well above market rates
- Main floor consists of open retail, office & warehouse space
- Updated & meticulously maintained building
- Security cameras throughout
- Surface parking available + ample street parking in the immediate area



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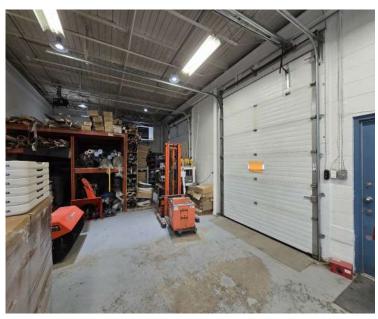














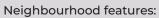
Year Built:	1969 (with many recent upgrades)
Lighting:	LED & Fluorescent
Power:	225 Amp / 120 V (TBV)
Loading:	4 x Grade Doors
	(2) 10' X 12'
	(2) 10' × 10'
Ceiling Height:	14'-1" (Warehouse)
Heat/AC:	(3) Rooftop Units (less than 6 yrs old)

## Renovations include:

Roof replaced 2020/2021, Electrical updated, Flooring replaced through main floor and second floors in 2023

















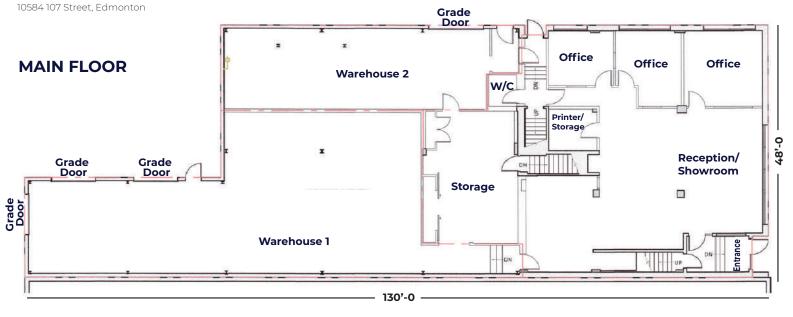


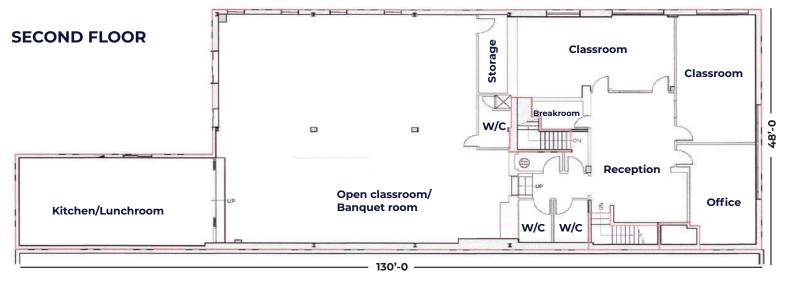


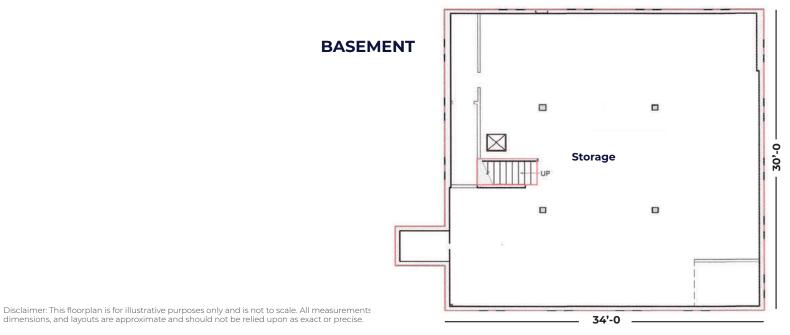




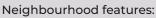
























## **VEHICLES PER DAY**

109 Street: 30,800

**106 Avenue:** 29,500



- 213,949 Residents
- 296,505 Daytime Population



Average household income of \$90,388





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