

MULTI-TENANTED RETAIL BUILDING

EXCELLENT INVESTMENT OPPORTUNITY

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PATTISON

FOR SALE

GRANTREE RETAIL PLAZA

12004 111 AVENUE, EDMONTON, AB

Sale Price: \$7,300,000 (\$187.91 per SF)

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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inspectionsgroupinc

PROPERTY HIGHLIGHTS

Absolute Triple Net Leases

Established long term tenants

Current rental rates provide opportunity to add value through rental increases

Professional and Retail service based

High Traffic exposure along 111 Avenue, easy and convenient access in all directions

Ample paved parking for customers, tenants and staff

SIT

WESTMOUNT

E

Professionally maintained, with significant cosmetic and structural upgrades made to plaza over the years

STREET

MIRA HEALTH CENTRE

> TIM HORTON'S

KINGSWAY PRINCE RUPERT

111 AVENUE

QUEEN MARY PARK INSTITUTE OF TECHNOLOGY

BLATCHFORD

(NAIT)

NORTHERN ALBERTA

KINGSWAY

MALL

PROPERTY DETAILS

MUNICIPAL ADDRESS 12004 111 Avenue NW, Edmonton, AB

> LEGAL DESCRIPTION Plan 902 0622, Lot 1

MIGHTY LEARNERS

festyle MEG MARKET

587-635-4666

ZONING Industrial Business Zone

> NEIGHBOURHOOD Prince Rupert

BUILDING SIZE 38,848 SF Leasable: 37,377 SF

BUILT 1954, upgraded in 2015

PROPERTY TAXES \$104,491 (2021)

> PARKING ±100 stalls

LOT AREA Square

LAND SIZE 1.74 Acres

UTILITIES Full municipal service

780.429.1200

Delta Delta

AL7

PRICE \$7,300,000

OCCUPANCY 92%

NOI \$479,744

VACANCY 8%

211

<complex-block>

111 AVENUE

NOI MAN

DEMOGRAPHICS

| | POPULATION | | 898989 |
|-------|------------|---------|--------|
| 1km | 3km | 5km | |
| 9,229 | 88,203 | 205,677 | |

| 1 | HOUSEHOLDS | 5 | |
|-------|------------|--------|--|
| 1km | 3km | 5km | |
| 4,459 | 44,681 | 97,248 | |

| AVERAGE INCOME | | | |
|----------------|----------|----------|---|
| 1km | 3km | 5km | B |
| \$73,501 | \$83,120 | \$86,326 | |

| VEHICLES PER DAY | |
|----------------------|--|
| 26,600 on 111 Avenue | |
| | |



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