

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

**Seif Jiwaji**  
Senior Associate  
780 643 2141  
seif.jiwaji@cwedm.com

# 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

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



**NORTHERN ALBERTA  
INSTITUTE OF TECHNOLOGY  
(NAIT)**

**BLATCHFORD**

**KINGSWAY**

**KINGSWAY  
MALL**

**PRINCE RUPERT**

**MIRA  
HEALTH  
CENTRE**

**SITE**

**TIM  
HORTON'S**

**111 AVENUE**

**QUEEN MARY PARK**

**WESTMOUNT**

**124 STREET**



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
12004 111 Avenue NW, Edmonton, AB

**LEGAL DESCRIPTION**  
Plan 902 0622, Lot 1

**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

**For Lease**  
780.429.1200  
www.commercialrety.ca



**PRICE**  
\$7,300,000

**NOI**  
\$479,744

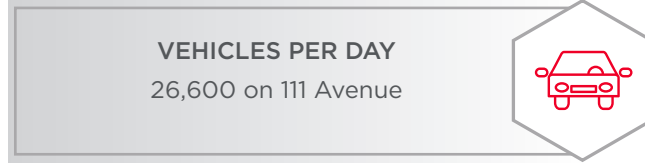
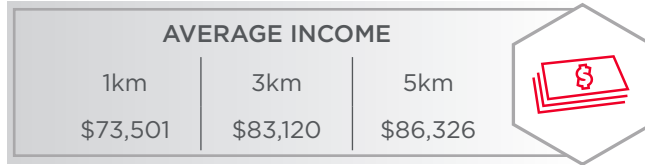
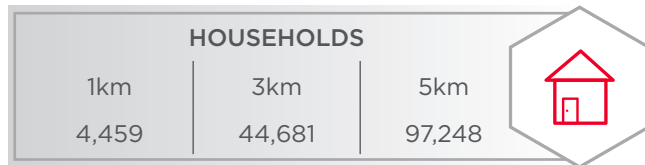
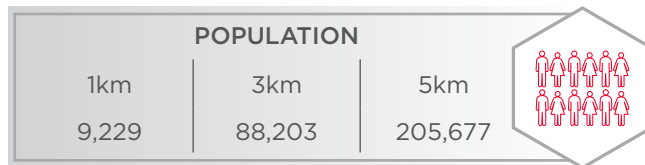
**OCCUPANCY**  
92%

**VACANCY**  
8%

# PROPERTY PHOTOS



# DEMOGRAPHICS



**CUSHMAN & WAKEFIELD**  
 Edmonton

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