

FOR SALE

NAI Commercial

124 STREET OFFICE/RETAIL INVESTMENT OPPORTUNITY

VENDOR FINANCING AVAILABLE



10838 - 124 STREET | EDMONTON, AB | OFFICE/RETAIL

PROPERTY DESCRIPTION

- Excellent opportunity to purchase this office/retail investment property on busy 124 Street with fully leased main and second floor units
- Main floor retail units
- Second floor units
- Basement currently unoccupied
- Potential for additional revenue from unoccupied lower level
- Potential for future development

12,600 VPD
207,413 POPULATION
2.5% ANNUAL GROWTH 2022 - 2032
165,586 EMPLOYEES 9,126 BUSINESSES
\$8.8B TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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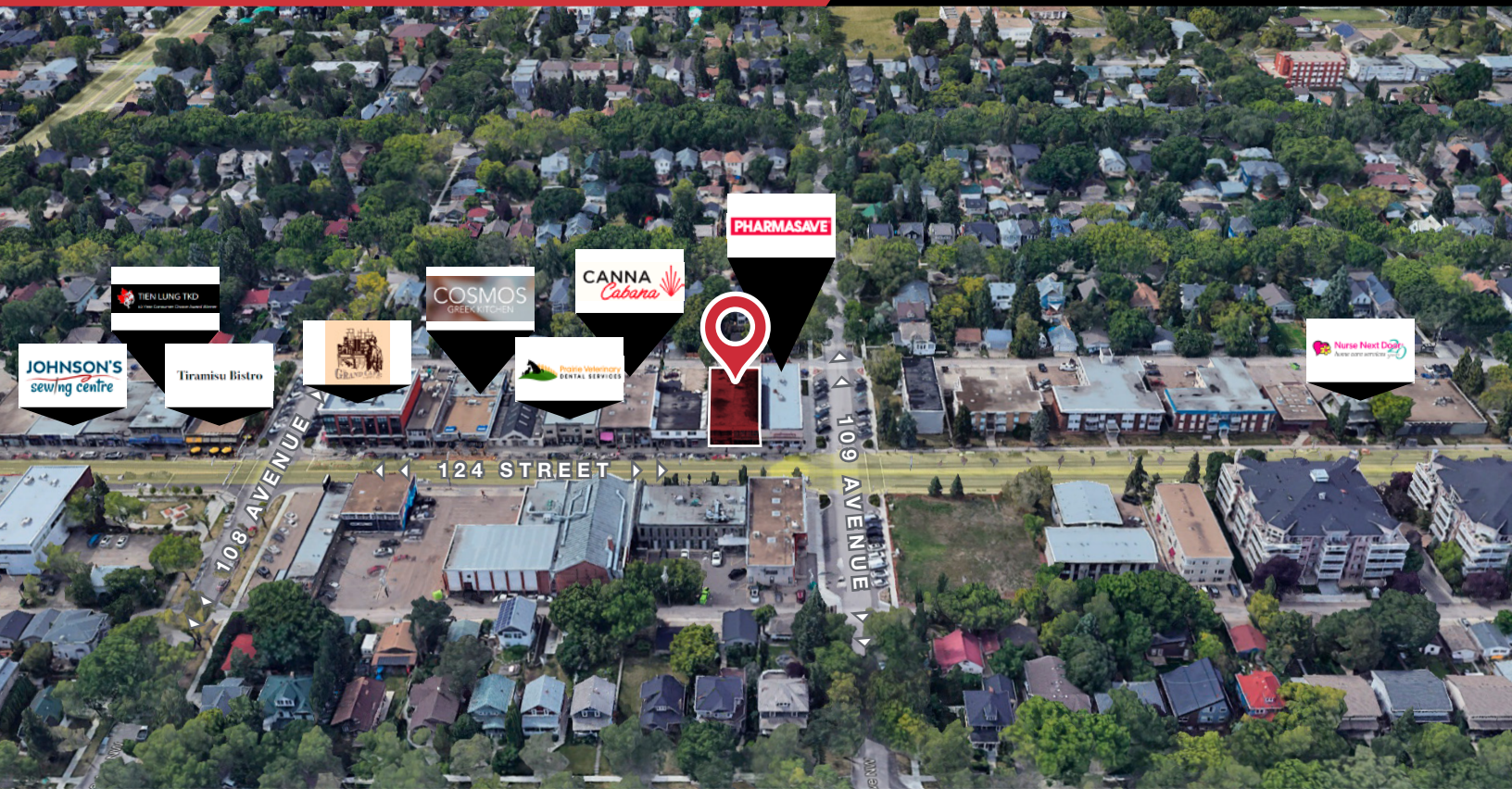
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	9,540 sq.ft.± plus additional basement area
LEGAL DESCRIPTION	Plan RN22, Block 27, Lot 17
ZONING	Mixed Use (MU)
AVAILABLE	Immediately
YEAR BUILT	1954
PROPERTY TAXES	\$42,606.96 (2023)
SALE PRICE	\$1,850,000

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