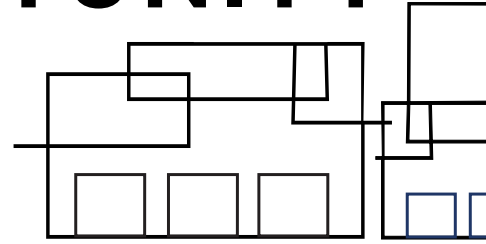


INVESTMENT OPPORTUNITY

MEDICAL TENANTED BUILDING

12418 - 118 AVENUE | EDMONTON, ALBERTA



The Opportunity: ± 4,844 square foot two-storey building situated on a 0.09 acre lot with stable, long-term tenants in place.

Prime Location: High visibility on 118 Avenue and 124 Street, with over 30,000 vehicles per day travelling by this property.

Medical Focused: Currently leased to a Pharmacy and a Doctor, with the upside of leasing the 1,400 square foot second floor.

Easily Accessible: Six surface stalls for tenants at rear of building and ample free street parking on 118 Avenue in front.

Martin Halabi, Senior Associate
Commercial Sales & Leasing
P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, Licensed Assistant
Commercial Sales & Leasing
P: 780 655 7233 E: peter@hcrgroup.ca

HCR HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR SALE | MEDICAL TENANTED BUILDING ON 118 AVENUE

The Property

MUNICIPAL

12418 - 118 Avenue Edmonton, Alberta

SPACE TYPE

Retail/Medical

NEIGHBOURHOOD

Prince Charles

ZONING

MU - Mixed Use Zone



CURRENT
MU USES

BUILDING SIZE

± 2,422 SF Main Floor
± 2,422 SF Second Floor
± 4,844 SF Total

LAND SIZE

± 0.09 Acres

PARKING

6 dedicated surface stalls, plus ample free street parking on 118 Avenue



Sale Financials

LIST PRICE

\$975,000

PROPERTY TAXES

\$19,532

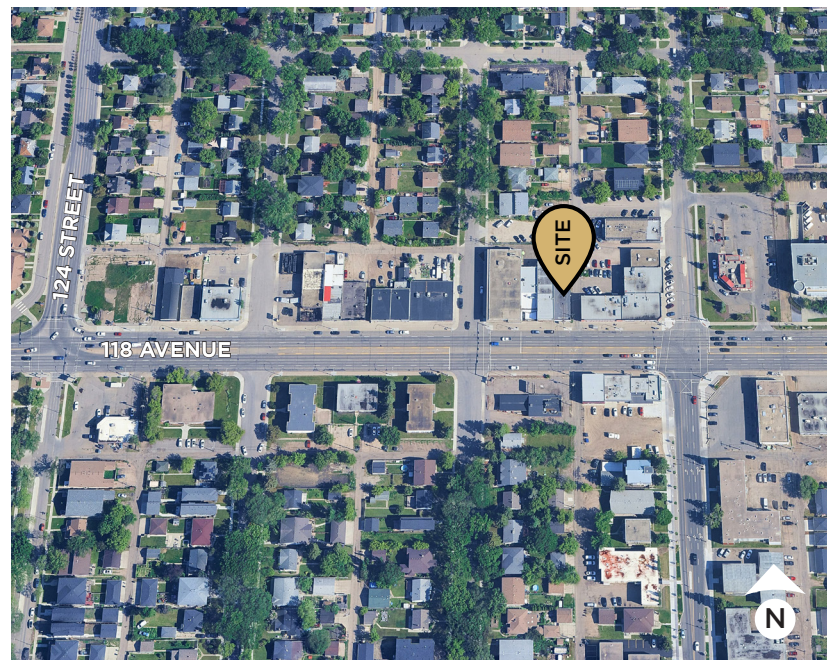
ANNUAL RENT

\$53,000+

ANNUAL OP. COSTS

\$25,000 ±

Detailed reports & financials are available upon a signed Confidentially Agreement.



Martin Halabi, Senior Associate

Commercial Sales & Leasing

P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, Licensed Assistant

Commercial Sales & Leasing

P: 780 655 7233 E: peter@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.