

**AVISON
YOUNG**

Em's Lube Shop & Car Wash

6820 & 6804 - 99 Street NW, Edmonton, AB

FOR SALE

Edmonton Capital Markets & Strategic Consulting



**CANADA BEST
MANAGED
COMPANIES**

Platinum member

The offering

EXECUTIVE SUMMARY

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to present the exclusive opportunity to acquire a 100% freehold interest in Em’s Lube Shop & Car Wash (the “Property” or “Offering”). This offering includes the land, buildings, operating businesses, and all on-site equipment, providing a turnkey investment opportunity with both immediate cash flow and long-term development potential.

Strategically located at 6820 & 6804 - 99 Street NW in Edmonton, Alberta, the Property comprises two commercial buildings situated on a 1.3-acre site:

- Em’s Lube Shop: A 2,208 SF four-bay express lube facility
- Em’s Car Wash: A 6,600 SF ten-bay self-serve car wash

The Property benefits from prominent exposure at the southwest corner of 99 Street and 69 Avenue, 99 Street is a key north-south arterial road with strong commuter traffic (27,355 VPD). The site offers exceptional accessibility, including a southbound right-turn entry from 99 Street - a notable advantage for drive-thru convenience.

Established over 40 years ago, Em’s has cultivated a loyal customer base and provides consistent, stable cash flow. The business is well-positioned in a dense commercial and residential trade area. In addition, the excess land on site presents a compelling opportunity for future development or expansion of services.

Em’s Lube Shop & Car Wash is being offered for sale without a formal bid deadline. Offers will be reviewed as they are received.

List Price
\$5,500,000

Cap Rate
8.6%

Strategic Consulting

Jarrett Campbell
Vice President
+1 780 932 1275
jarrett.campbell@avisonyoung.com

Edmonton Capital Markets

Reed Newnham
Principal
+1 780 993 1419
reed.newnham@avisonyoung.com

James Robertson
Principal
+1 780 246 1832
james.robertson@avisonyoung.com



Em’s Lube Shop & Car Wash

Property overview

Municipal address	Lube Shop & Car Wash 6820 - 99 Street NW
	Excess Land 6804 - 99 Street NW Edmonton, AB
Legal address	Plan 8920830; Lot 52; Block RLY Plan 2239X Blk 22 Lots 8 - 15
Site size	Estimated Pad Site: +/- 22,500 sf (0.52 Acres) Total: 56,600 sf (1.3 Acres)
Total building area	Lube Shop: 2,208 sf Car wash: 6,600 sf Total: 8,808 sf <i>Note: not including 2,178 sf lube shope basement</i>
Site coverage ratio	16%
Land use	Lube Shop & Car Wash BE - Business Employment Excess Land IM - Medium Industrial & BE - Business Employment
Year built	Lube shop: 1983 Car wash: 1985
Parking	10 stalls
Bays	Car wash - 10 wand wash bay
Ceiling heights	18 feet
Electrical	Lube Shop 200 Amp commercial service — 3-phase power
	Car wash 400 Amp commercial service — 3-phase power

SIGN CONFIDENTIALITY AGREEMENT ONLINE




6820 & 6804 - 99 STREET NW
EDMONTON, AB

Edmonton location overview


Edmonton, the capital city of Alberta, is a major economic and cultural hub in Western Canada. Strategically located along key transportation corridors and serving as a gateway to the North, the city boasts a diverse and resilient economy driven by energy, government, education, healthcare, and a growing tech and innovation sector. Known for its affordability, strong population growth, and lack of rent control, Edmonton continues to attract both residents and investors seeking long-term stability and yield. The city offers access to extensive parkland, arts and entertainment districts, and major institutions, making it an attractive destination for those looking to combine urban opportunity with quality of life.

Edmonton trade demographics




1.2M

2024 Estimated population



\$132,387

Average household income



27,355






Vehicles per day (99th Street)



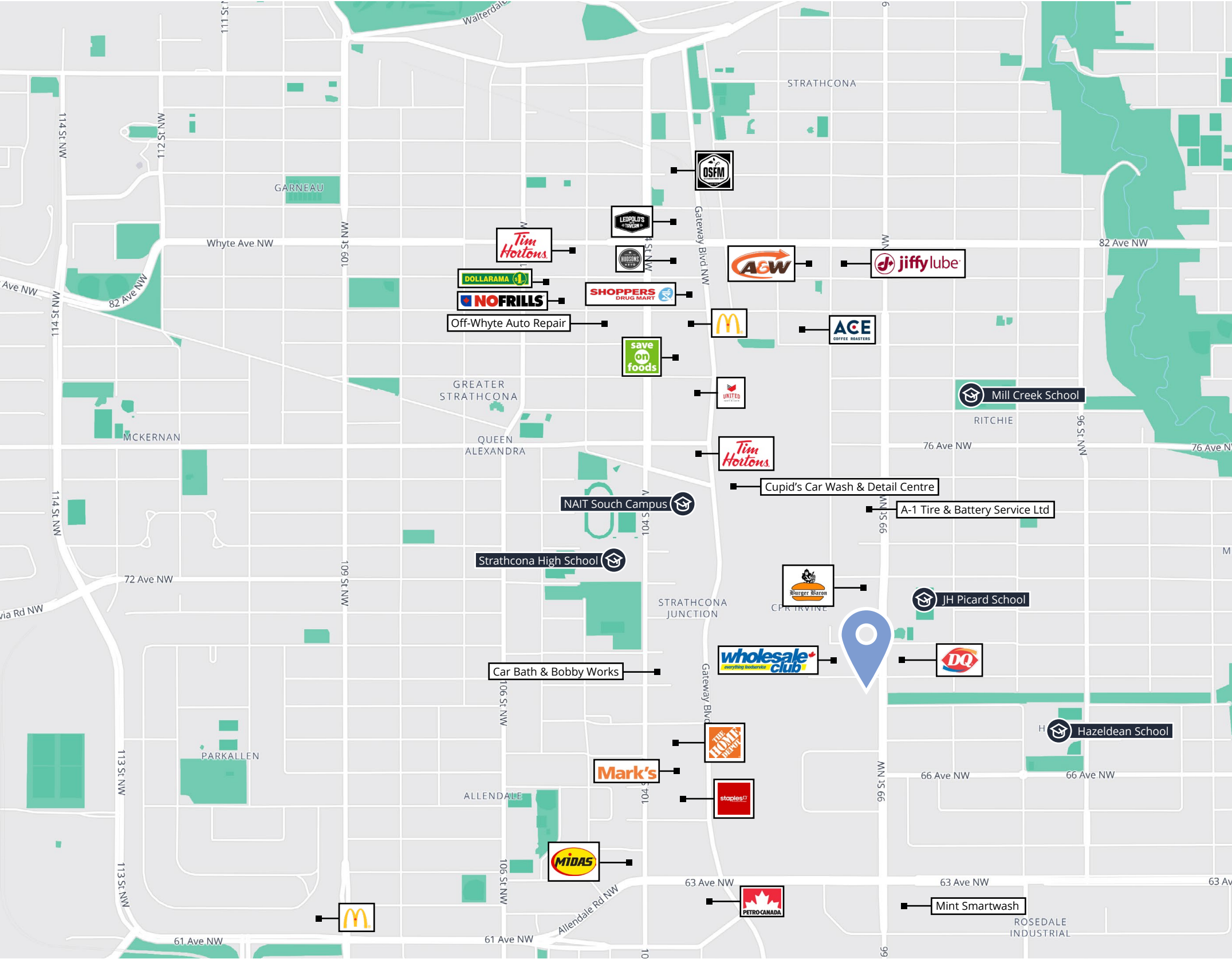
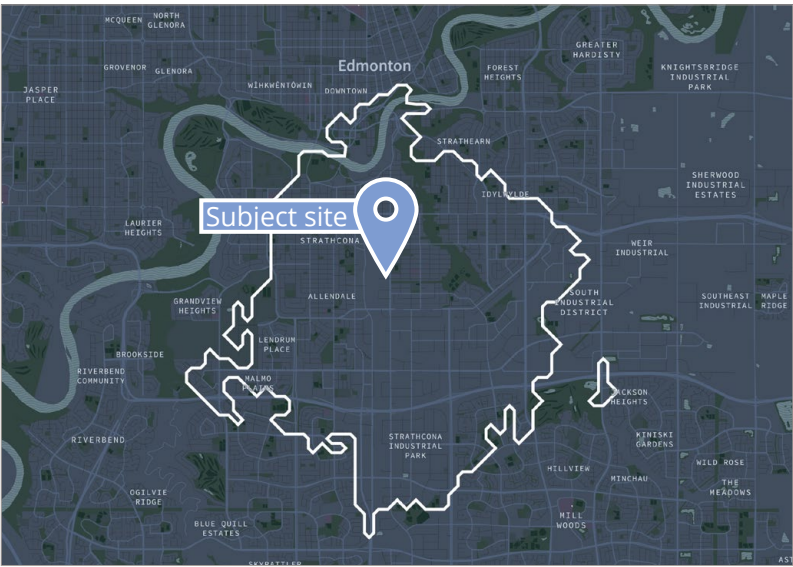
Location overview

STRATHCONA

Drive times

-  **3 min**
Gateway Boulevard/Calgary Trail
-  **3 min**
Whyte Avenue
-  **6 min**
Whitemud Drive
-  **7 min**
75 Street NW
-  **13 min**
Downtown Edmonton

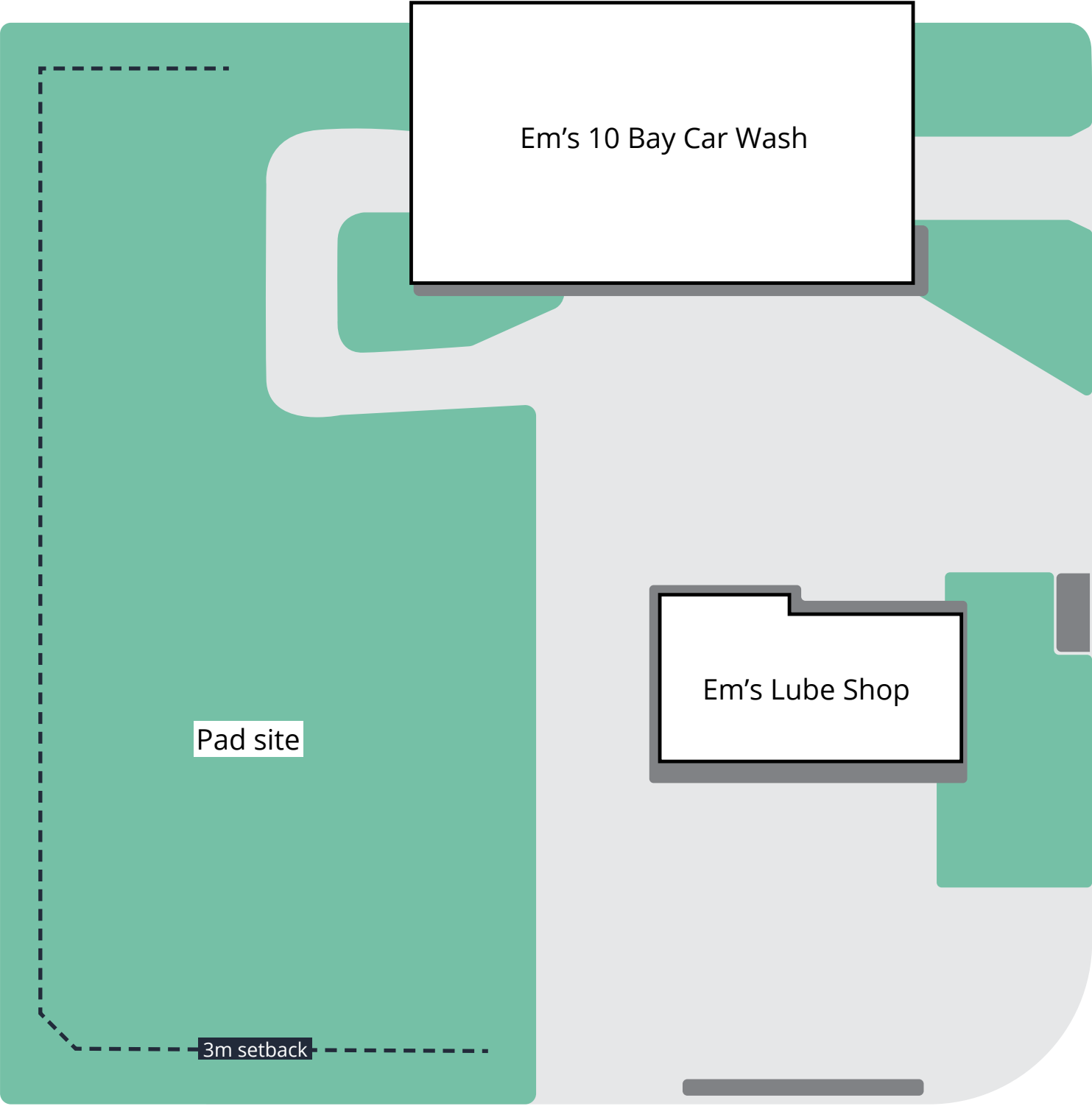
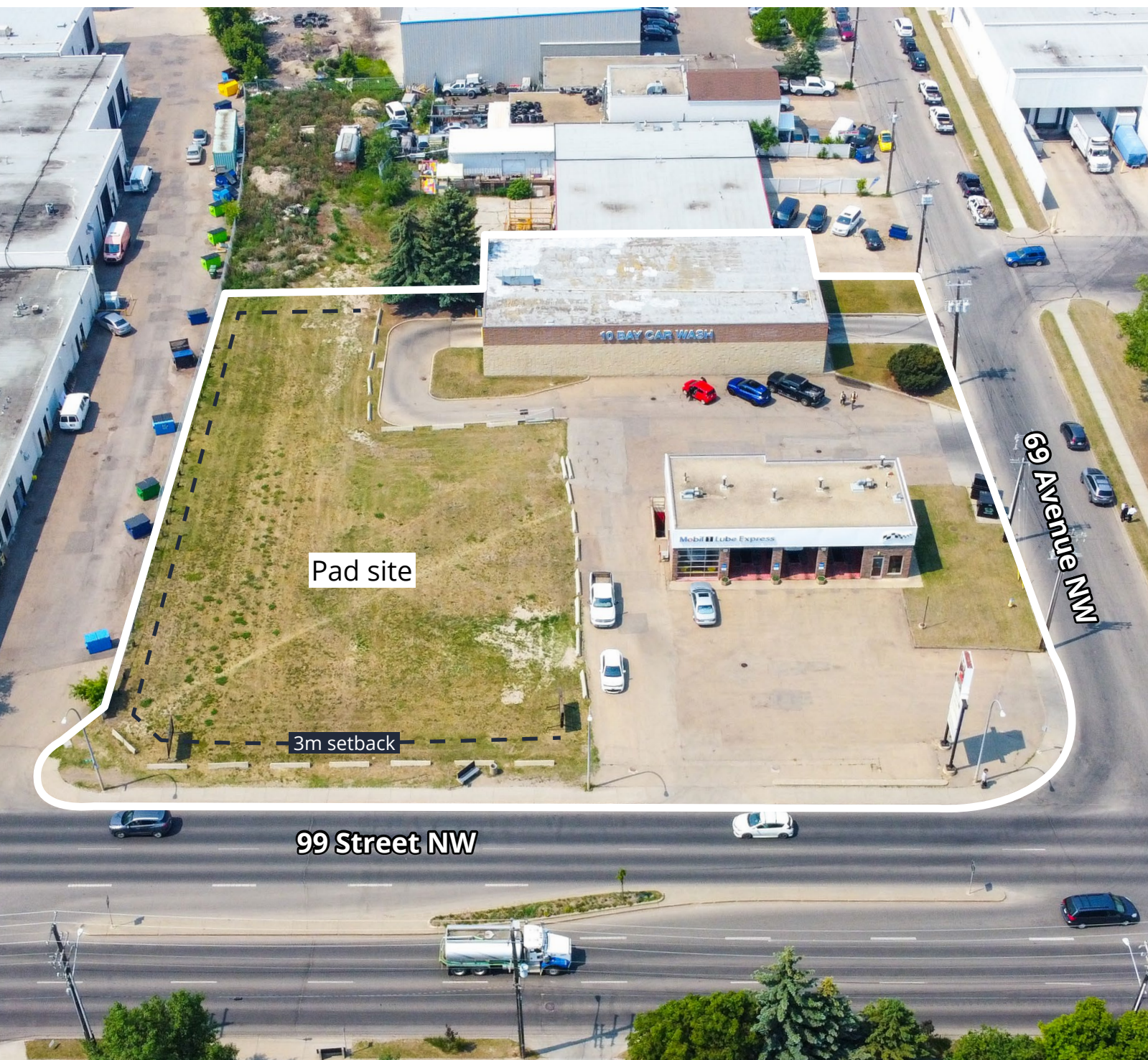
15 minute drive-time from location



Site plan

EM'S LUBE SHOP & CAR WASH

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EDMONTON, AB



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Get in touch

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Jarrett Campbell
Vice President
+1 780 932 1275
jarrett.campbell@avisonyoung.com

Edmonton Capital Markets

Reed Newnham
Principal
+1 780 993 1419
reed.newnham@avisonyoung.com

Kelsey McBain
Associate
+1 587 936 2795
kelsey.mcbain@avisonyoung.com

Eric Reji
Financial Analyst
+1 587 566 4400
eric.reji@avisonyoung.com

James Robertson
Principal
+1 780 246 1832
james.robertson@avisonyoung.com

Jacob McIntyre
Associate
+1 780 221 7320
jacob.mcintyre@avisonyoung.com

Sepehr Salehyar
Brokerage Services
+1 780 499 8570
sepehr.salehyar@avisonyoung.com

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