

100% LEASED



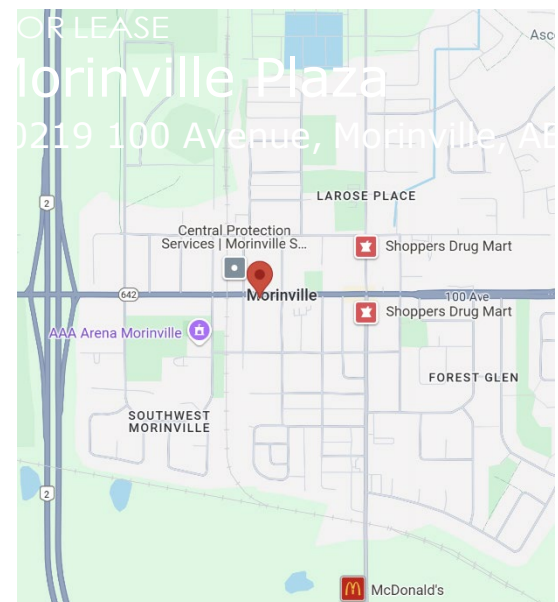
## 11,115 SF of Retail Space and 8 Residential Units

### Opportunity

Enjoy the peace of mind of a fully leased property with a stable income stream. Well-established tenants ensure consistent rental income. The building is located on main street with quick access to the highway.

This high traffic location brings excellent visibility for your tenants. This translates to long-term success for your investment.

This mixed-use development offers five main street retail shops, eight residential apartments and 48 mini storage units. Additional opportunities exist with three additional lots for future development.



## Demographics

	1 km	3 kms
Population	3,120	10,551
Households	1,242	3,879
Median Age	38.30	35.90
Median HH Income	\$85,000	\$100,063
Daytime Employees	1,694	3,441
Population Growth '23 - '28	↑ 14.74%	↑ 15.46%
Household Growth '23 - '28	↑ 16.26%	↑ 16.58%

## Traffic

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
104 Street	-	400	2018	0.25 mi
97 Avenue	-	49,800	2018	0.27 mi
104 Avenue	-	26,200	2018	0.34 mi
100 Avenue	97 Street	9,280	2019	0.44 mi
2 Highway	Township Rd 562 S	6,850	2018	2.39 mi
642	-	3,760	2019	3.83 mi
Highway 2	Township Road 552	17,120	2019	3.88 mi
Highway 2	-	6,400	2019	5.13 mi
Highway 37	-	7,010	2018	6.01 mi
Highway 28	803 Hwy N	6,650	2019	6.58 mi

## Vacant Land – Three City Lots

