

PRICE REDUCED!

NOW \$2.6M (\$171/SF)



Hiep Thanh Retail Building

RETAIL & WAREHOUSE OPPORTUNITY

10718 - 98 STREET, EDMONTON, AB

FOR SALE



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



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NAICommercial

Investment &/Or Owner-User Opportunity

Operating since 1991, Hiep Thanh is a well-established Asian grocery store serving both retail and wholesale customers from two downtown Edmonton properties. The owners are now looking to retire and are offering both properties for sale.

- The offering includes a 15,200 sq. ft. retail building and a 16,200 sq. ft. multi-tenant warehouse (please inquire for full package details).
- Both properties are partially occupied by the grocery store and centrally located in downtown Edmonton.
- The Retail building offers up to 10,200 sq. ft. of potential vacancy, with leaseback options available.
- The Warehouse includes dock loading and offers up to 8,100 sq. ft. of potential vacancy, also with leaseback options available.

This is an excellent opportunity for an investor or owner-user to acquire an established business along with strategically located real estate, or to redevelop in a high-demand urban location. **The sellers are open to reviewing offers on the individual buildings separately.**

10718 – 98 Street (~80% Occupied)

15,200 Sq.Ft.± Retail Building

Main Floor

- 7,200 sq.ft.± occupied by owner/user Hiep Thanh Supermarket (Approx. 45% of Grocery Business Revenues). Short term lease back potential for investors.
- 5,000 sq.ft.± occupied by GOLIS East African Restaurant with lease expiry November 2029

Second Floor

- 3,000 sq.ft.± Vacant

8704 – 106A Ave (100% Occupied)

16,200 Sq.Ft. + Warehouse Building

Main Floor

- 8,100 sq.ft.± occupied by owner/user Hiep Thanh Supermarket (Approx 55% of Grocery Business Revenues). Short term leaseback potential for investors.
- 8,100 sq.ft.± occupied by long term tenant with lease expiry in 2027



10718 - 98 Street



RARE OPPORTUNITY TO PURCHASE MULTI-TENANT RETAIL BUILDING SITUATED IN DOWNTOWN EDMONTON FRONTING 107 AVENUE

ADDITIONAL RENTAL INCOME IN PLACE WITH LEASE UP GROWTH POTENTIAL OR RESIDENTIAL REDEVELOPMENT



LEGAL DESCRIPTION	Plan 1090KS Blk 14 Lot 1
ZONING	MU (Mixed Use)
AVAILABLE	Immediately
BUILDING SIZE	15,200 sq.ft.±
SITE	0.35 acres±
PROPERTY TAXES	\$66,039 (2024)
NET INCOME	Please inquire
SALE PRICE	\$2,700,000 \$2,600,000 (\$171/sf)



99,985
POPULATION



110,283
EMPLOYEES



5,369
BUSINESSES



\$3.3B
TOTAL CONSUMER
SPENDING



\$79,193
AVERAGE HOUSEHOLD
INCOME



16,125 VPD
106A AVE WEST OF
85 STREET

Hiep Thanh Retail

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