

10149 156th St NW, Edmonton, AB T5P 2P9

Prime Investment Opportunity

100% Occupied / Future Development Potential



Property Summary

- Sale Price: \$1,796,100
- CAP Rate: 6.5%
- NOI: \$ 116,747
- Building SqFt: 3,325 SQ
- Year Built: 1989
- Lot Size: 0.71 AC
- Parking: Dedicated storefront



Future Development Opportunity

- Up to 1,500 sq ft of additional retail space available for development on the northside of the building



Property Details

- 100% occupied
- Two long term Retail Leases: Boss Liquor and 420 On 156 Food Store (Tenants)
- Long term Land Lease: Domo
- Parking: 20 spaces



Location Highlights

- Busy corner lot with excellent visibility
- Situated on the NWC of 156 Street and 102 Avenue with good access



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