

FOR SALE | CASH CANADA

SINGLE TENANT NET LEASE INVESTMENT

HR HUGHES
COMMERCIAL
REALTY GROUP

8730 - 118 AVENUE | EDMONTON, ALBERTA

PRICE REDUCED

~~\$2,395,000~~ **\$2,095,000**



- \pm 7,726 SF single-tenant retail building on \pm 0.43 acres, 100% leased to Cash Canada Pawn since 1995
- Lease Term - 15-year lease in place until October 2040, with a 5-year renewal option
- Strategic Location - features the largest warehouse component of any Cash Canada in Edmonton, serving as a hub for receiving large inventory items from other branches, and is a top-performing Cash Canada location
- Recent Capital Improvements - SBS roof membrane, rooftop HVAC units, and asphalt parking
- Business Improvement Area - located within the Alberta Avenue BIA; eligible for the City of Edmonton's Storefront Improvement Grant ⓘ
- Investment Strength - stable long-term income stream backed by a multi-branch, regulated tenant with 25+ years of operating history across Western Canada

THE DETAILS | SINGLE TENANT NET LEASE INVESTMENT

LEASE TERM

15 years + 5-year renewal option

NET OPERATING INCOME

\$141,000 annually (to October 2030)

\$148,725 annually (to October 2035)

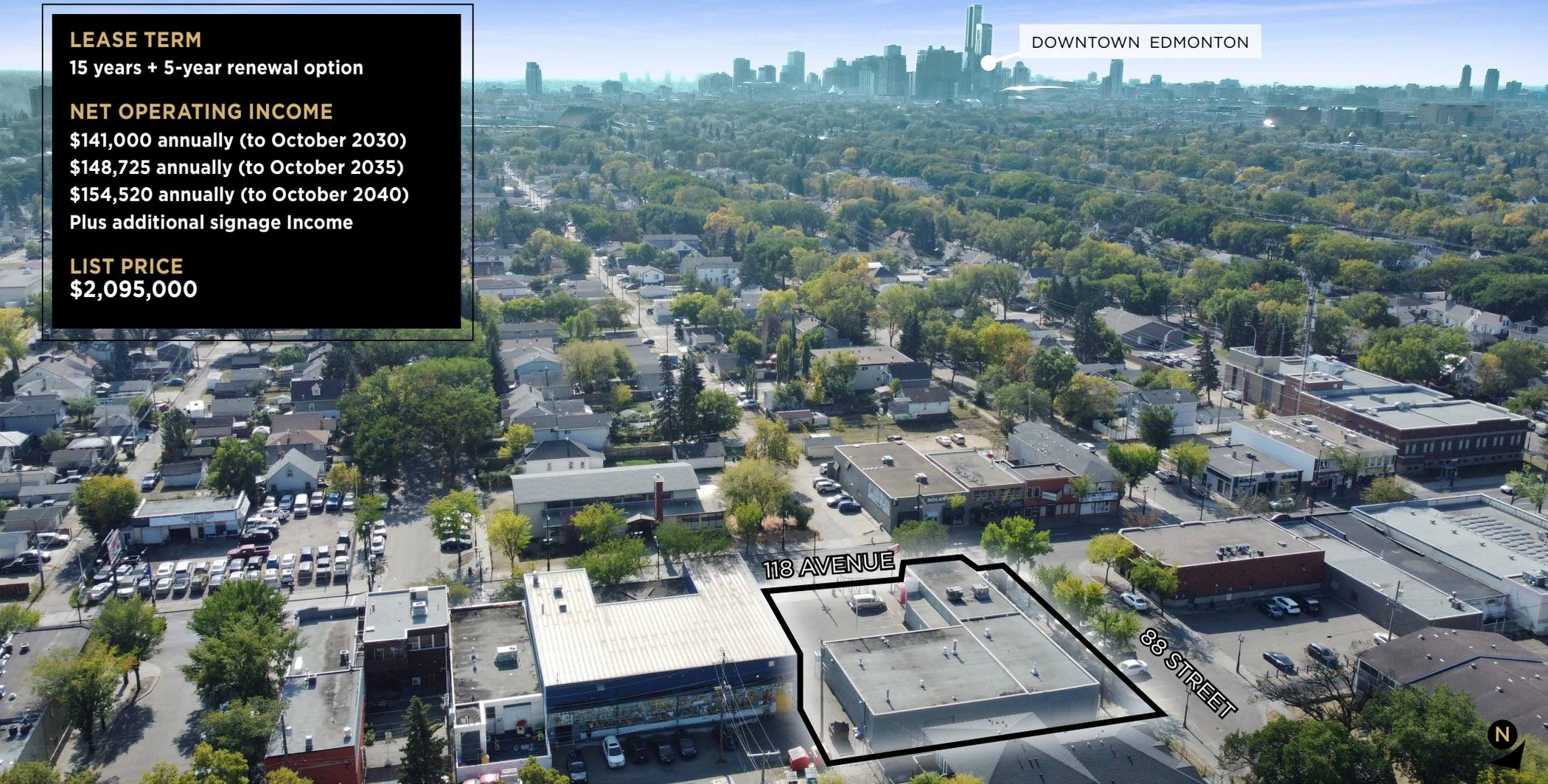
\$154,520 annually (to October 2040)

Plus additional signage Income

LIST PRICE

\$2,095,000

DOWNTOWN EDMONTON



MUNICIPAL ADDRESS

8730 - 118 Avenue NW | Edmonton, AB

LEGAL DESCRIPTION

Plan 873EO, Block 5, Lots 20-24, OT

ZONING

Mixed Use (MU h16 f3.5 cf) ⓘ

LOT DIMENSIONS

± 129 ft of frontage and 147 ft of depth

LOT SIZE

± 0.43 Acres | ± 18,910 SF

NEIGHBOURHOOD

Eastwood/Alberta Avenue

PARKING

8 on-site stalls

BUILDING CONSTRUCTION

Concrete block

ACCESS

Direct from 118 Avenue

BUILDING SIZE

± 7,726 SF | Main Floor*

± 2,184 SF | Storage Mezzanine*

± 9,910 SF | Total

*BOMA Retail Standard

THE TENANT | SINGLE TENANT NET LEASE INVESTMENT



||| CASH CANADA PAWN

Legal Name (Tenant): Smart Cash Canada Holdings ULC

Operating Trade Name: Cash Canada Pawn

Founded in 1995, Cash Canada Pawn operates 16 regulated pawnshops across Alberta, British Columbia, and Saskatchewan. The company provides short-term, small-dollar loans entirely collateralized by personal property such as jewelry, electronics, tools, and musical instruments. This model enables underbanked and unbanked Canadians to access cash quickly and securely without reliance on credit history or exposure to collections.

As a founding member of the Canadian Pawn Association, Cash Canada Pawn follows a strict code of conduct, working directly with law enforcement to prevent the circulation of stolen goods by reporting all purchases and collateral transactions to a centralized database. The company's average loan size is just \$125, with approximately 85% of customers returning to repay and reclaim their property. This collateral-based model sets it apart from payday and high-interest installment lenders, with virtually zero recorded consumer complaints across North America.

With more than 25 years of operating history, established regulatory compliance across three provinces, and a network of multiple branches in Western Canada, Cash Canada Pawn is regarded as a stable and reputable tenant. The company has operated at 8730 - 118 Avenue NW, Edmonton since 1995 and has demonstrated long-term commitment to the site through successive lease renewals.



WWW.CASHCANADA.COM

THE LOCATION | SINGLE TENANT NET LEASE INVESTMENT


DRIVE TIMES
From Site

Wayne Gretzky Drive
1.4 km | 3 min

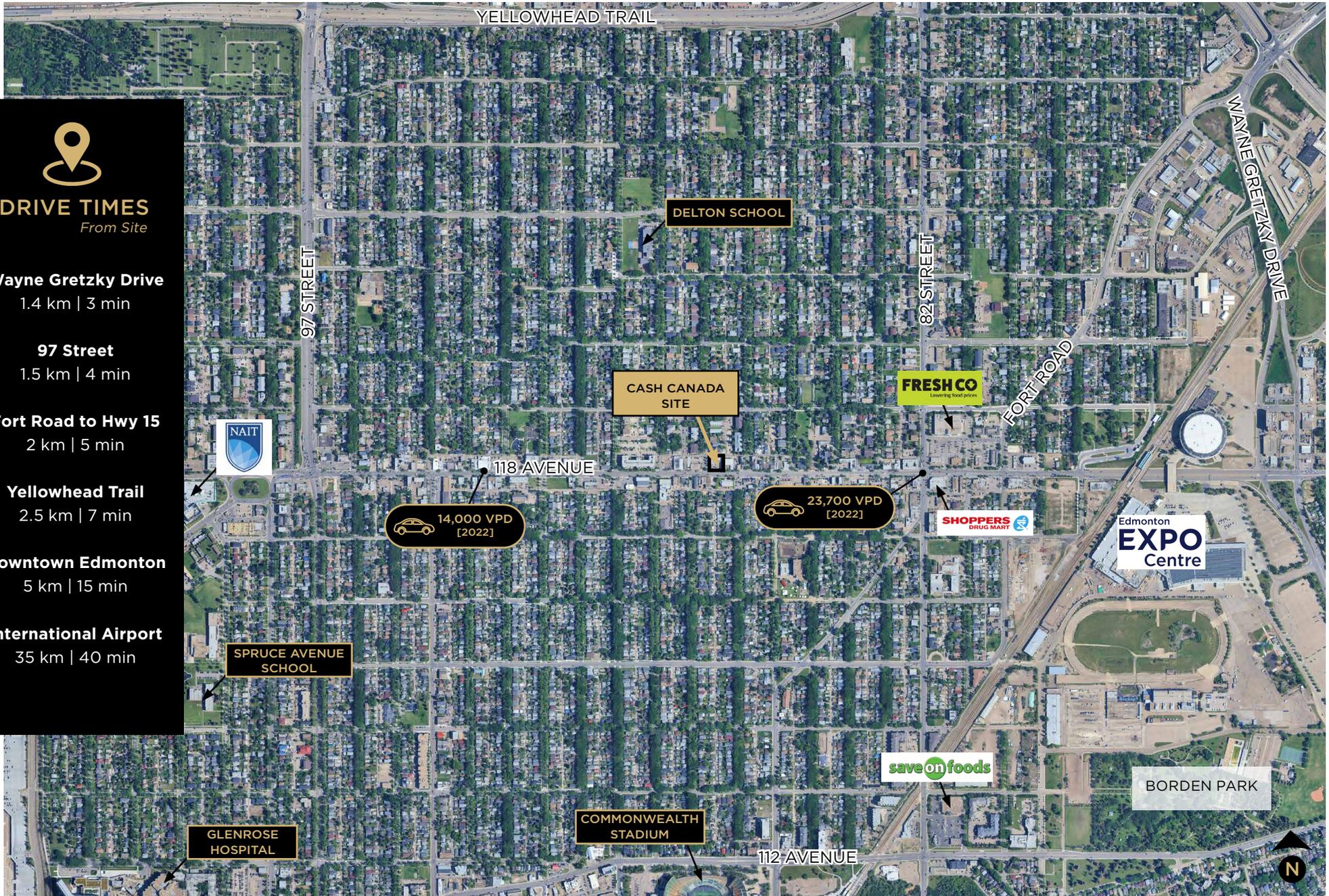
97 Street
1.5 km | 4 min

Fort Road to Hwy 15
2 km | 5 min

Yellowhead Trail
2.5 km | 7 min

Downtown Edmonton
5 km | 15 min

International Airport
35 km | 40 min



Edmonton
EXPO
Centre



SIGN INCOME OF
\$1,700 PER YEAR

118 AVENUE



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