

# INVESTMENT SALE

## JASPER PARK

8721 - 156 Street NW, Edmonton, AB



### Multi-Tenant Commercial Investment Property in West Edmonton, Alberta

Royal Park Realty is pleased to offer for sale this multi-tenant commercial investment opportunity prominently situated on 156<sup>th</sup> Street & 87<sup>th</sup> Avenue. It is located directly across from the Meadowlark Health & Shopping Centre, offering prime visibility. The property is fully leased with stable, long-standing tenants. It is well-maintained and offers a diverse mix of retail tenants. A comprehensive disclosure package is available upon signing a Confidentiality Agreement.

### CONTACT

#### SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

#### JOANNA LEWIS

Associate

T 780.423.7580

joanna@royalparkrealty.com



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T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## Tenant List:

- > Canna Cabana
- > ATA Martial Arts
- > Personal Trainer

## Property Information

MUNICIPAL ADDRESS	8721-156 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2039AQ; Block: 1; Lots: 8 & 9
ZONING	CG (General Commercial)
TYPE OF SPACE	Investment
BUILT	2001
NEIGHBOURHOOD	Jasper Park
BUILDING SIZE	5,992 sq ft ± (above grade)
SITE SIZE	0.15 Acres ±
MAIN FLOOR	2,992 sq ft ±
2ND FLOOR	3,000 sq ft ±
BASEMENT	3,000 sq ft ±
HVAC	Forced air & air conditioning
PARKING	Scramble
SIGNAGE	Facade & Pylon

## Financial Information

Sale Price:	\$2,250,000
NOI:	\$159,787.51 (current annual income, normalized)
Cap Rate:	7.1%
Property Taxes:	\$44,479.59
Average Term Remaining:	36 months

*A confidentiality agreement will be provided for interested parties prior to the release of any due diligence information.*

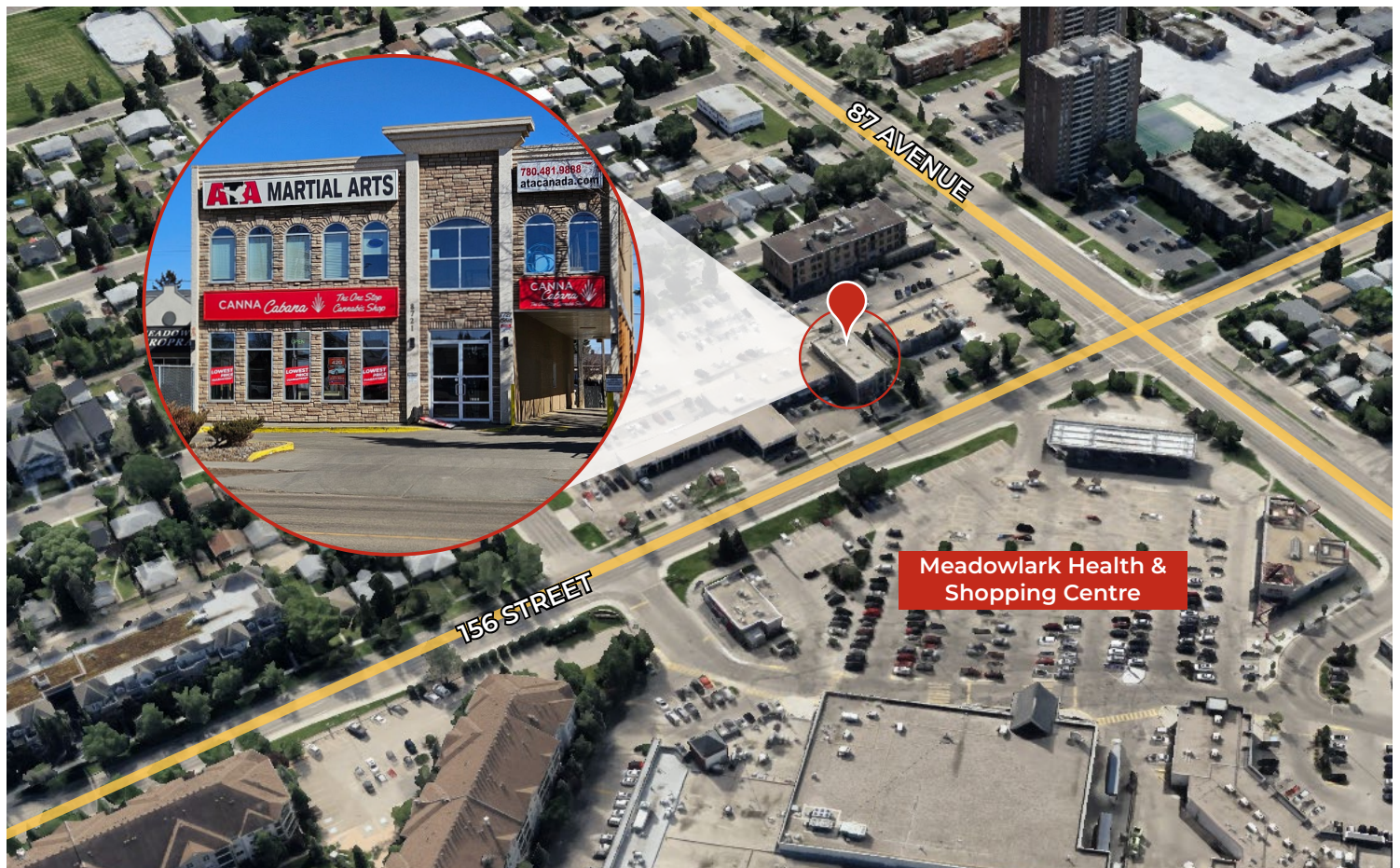


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Meadowlark Health & Shopping Centre

Located in the Jasper Park neighbourhood of Edmonton, Alberta. This property benefits from the area's robust residential population growth and spending potential, making it appealing to commercial and retail establishments. Accessible via 156<sup>th</sup> Street and 87<sup>th</sup> Avenue, the location continues to experience growth due to its proximity to various amenities, employment opportunities and transportation networks.

Quality Based on **Results**, Not Promises.

## Contact Us For More Information

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