

FOR SALE

13139 156 STREET INVESTMENT PROPERTY

13139 156 Street NW,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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Nicholas Hrebien
Senior Associate
780 917 8345
nicholas.hrebien@cwedm.com

THE OPPORTUNITY

\$749,000
Purchase Price

NOI
\$59,644.94

7.96%
Cap Rate

Cushman and Wakefield Edmonton is pleased to offer the sale of a fully leased investment property in Northwest Edmonton. The subject property sees over 22,000 vehicles per day with exceptional exposure along 156th Street.

Main Floor Tenant Details:

- Tenant: Rudys Donair
- Commencement: December 1st, 2023
- Expiry: December 1st, 2028
- +/- 1,400 SF

Second Floor Tenant Details:

- Commencement: December 1st, 2021
- Expiry: November 30th, 2024
- +/- 1,400 SF



THE PROPERTY

INVESTMENT SUMMARY

Purchase Price: \$749,000

Cap Rate: 7.96%

NOI: \$59,644.94

PROPERTY DESCRIPTION

Property Address: 13139 156 Street NW,
Edmonton, AB

Legal Description: Plan 1124711, Unit 13

Zoning: IB - Industrial Business

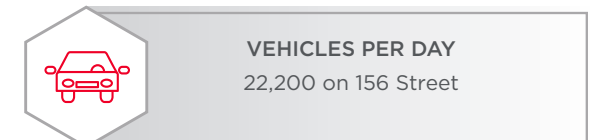
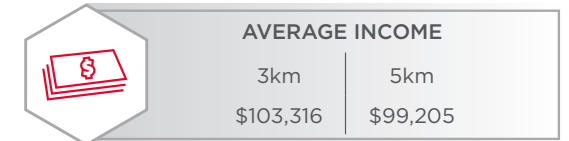
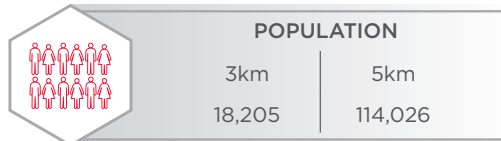
Neighbourhood: Mistatim Industrial

Parking Area: Ample Parking

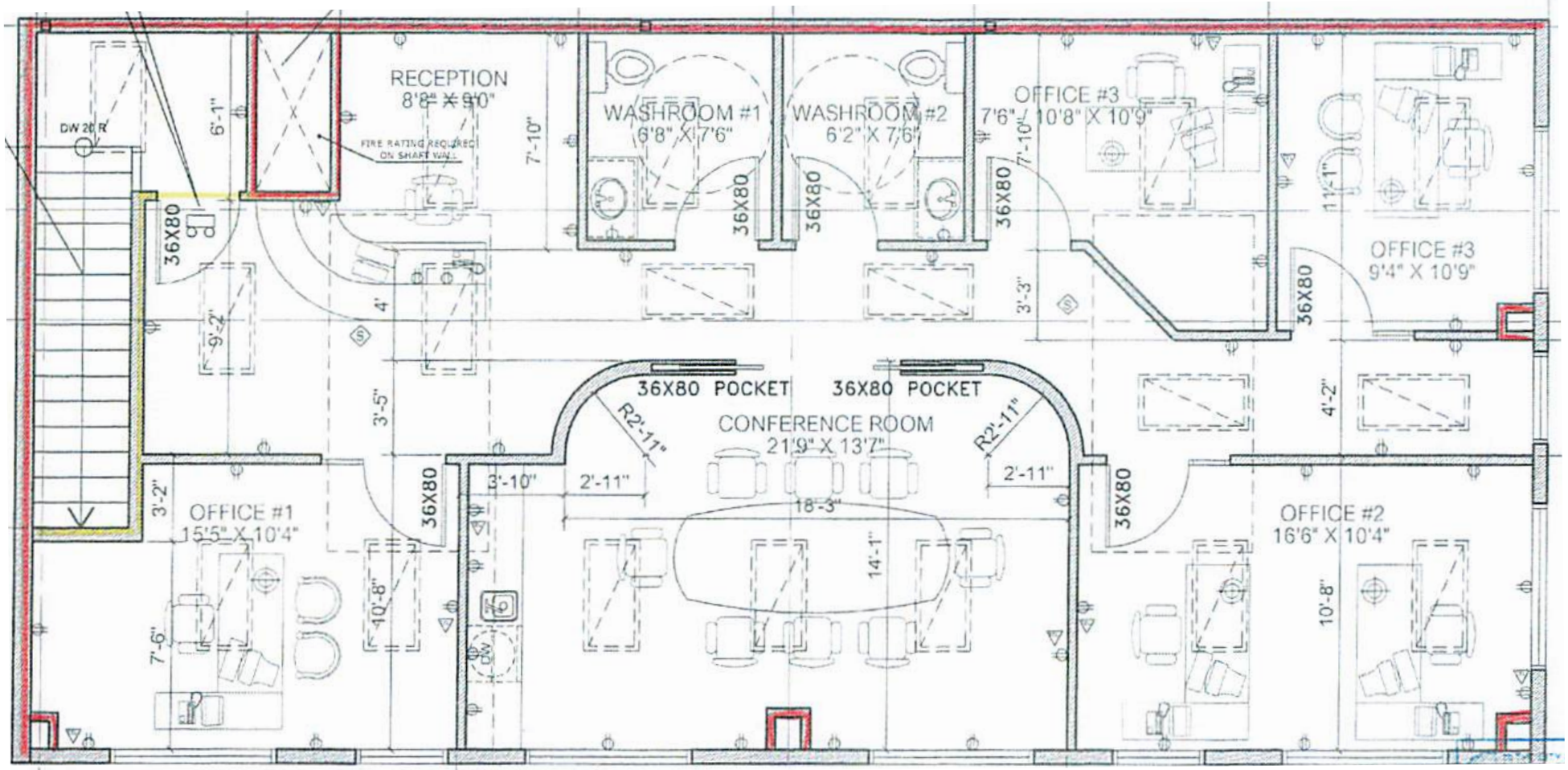
Utilities: Separately Metered



DEMOGRAPHICS



SECOND LEVEL FLOOR PLAN



CUSHMAN & WAKEFIELD
Edmonton

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