

FOR SALE

# MIXED USE DEVELOPMENT FOR SALE

12904 116 Street, Edmonton, AB



**PURCHASE PRICE \$3,000,000**

**Cushman & Wakefield Edmonton**

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

**Dane Phaneuf**

Associate  
780 993 8574  
dane.phaneuf@cwedm.com

**John Shamey**

Partner  
780 702 8079  
john.shamey@cwedm.com



## PROPERTY HIGHLIGHTS

Cushman & Wakefield Edmonton is pleased to present the opportunity to purchase this mixed use development. The property features main floor retail with three rental suites on the second floor. The property also boasts three multifamily townhomes adjacent to the property included in the sale.

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

12904 116 Street  
Edmonton, AB

### LEGAL DESCRIPTION

Unit 1-5 Plan 2022389

### ZONING

DC1

### NEIGHBORHOOD

Calder

### BUILT

2021

### PARKING

Ample

### PURCHASE PRICE

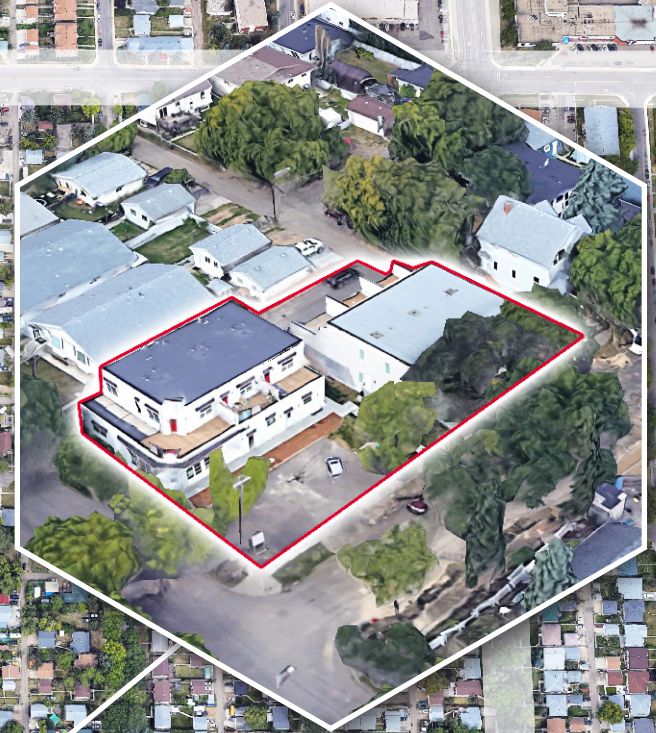
\$3,000,000.00

132 AVENUE NW

129 AVENUE NW

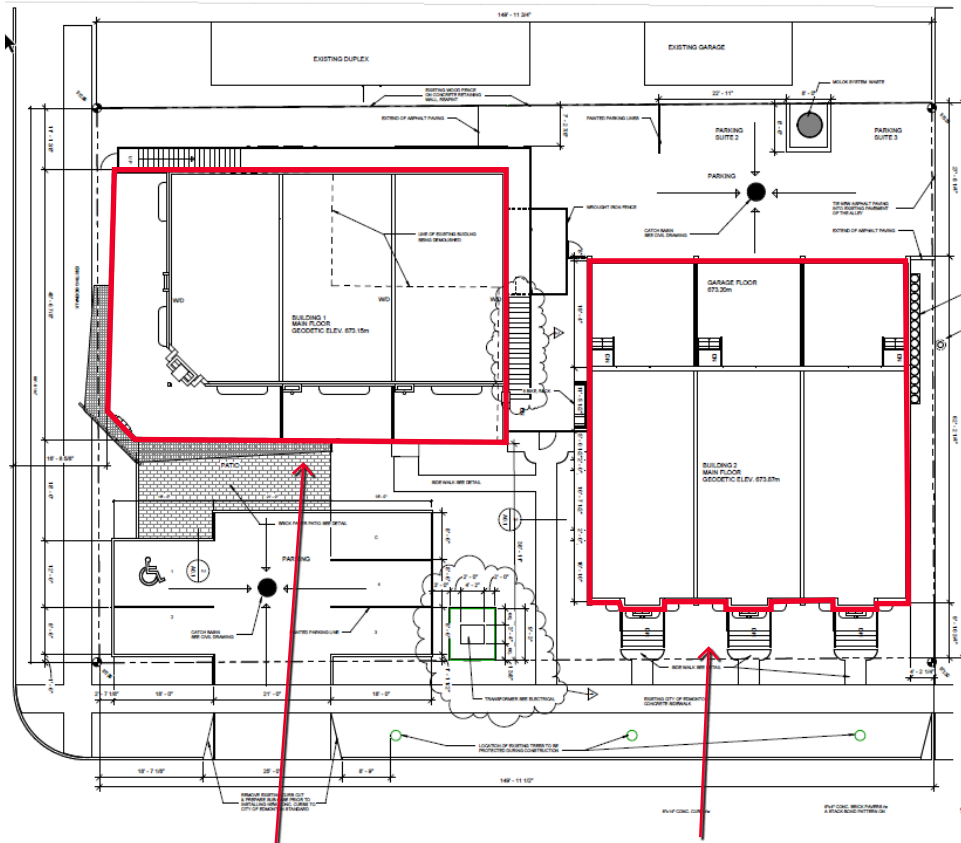
127 AVENUE NW

113A STREET NW



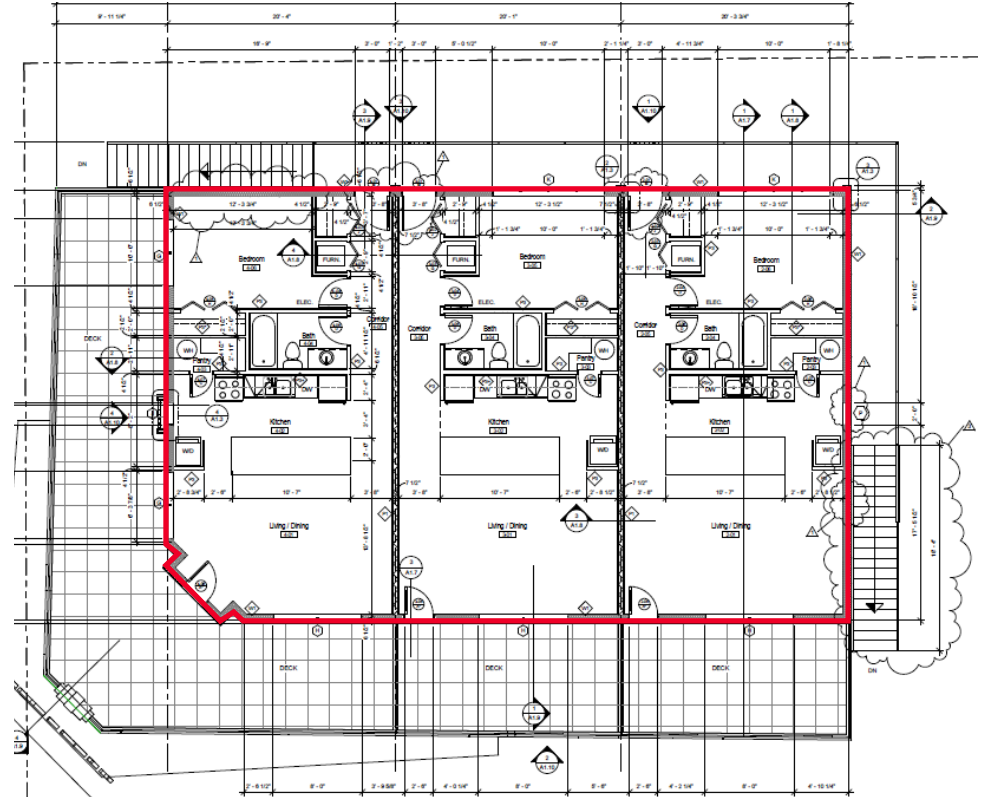


# RETAIL FLOOR PLANS



## MAIN FLOOR RETAIL

MULTIFAMILY



## SECOND FLOOR MULTIFAMILY

# DEMOGRAPHICS



## POPULATION

1km	3km	5km
6,115	30,402	70,127



## HOUSEHOLDS

1km	3km	5km
2,237	11,475	24,757



## AVERAGE INCOME

1km	3km	5km
\$141,274	\$160,763	\$164,402



## VEHICLES PER DAY

17,000 on Ellerslie Road in front of property in 2016



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Edmonton

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