



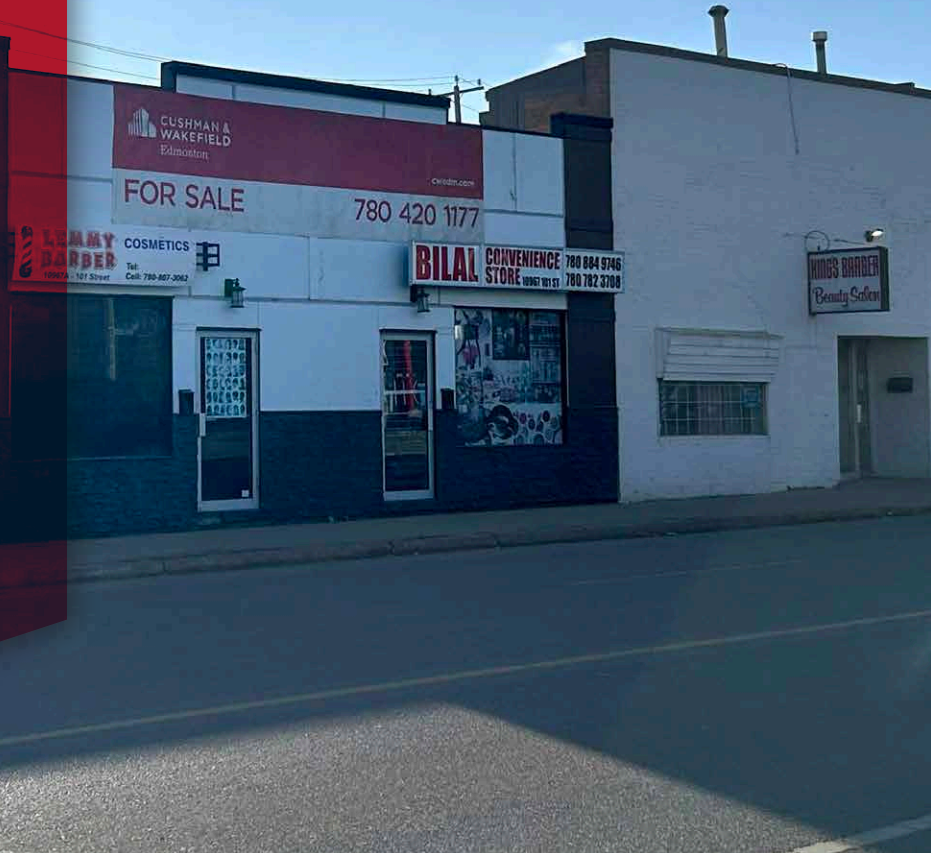
**CUSHMAN &
WAKEFIELD**
Edmonton

101 STREET INVESTMENT PROPERTY!

FOR SALE

**10967 101 ST
FOR SALE**

10967, 10967A 101 ST
Edmonton, Alberta



FOR SALE - \$525,000

PROPERTY HIGHLIGHTS

- Two Tenant Investment property located along 101 Street.
- Current Tenants: Lemmys Barber and Bethlehem Convenience Store.
- Bethlehem Convenience: July 1st, 2022 - June 30th, 2027.
- Lemmys Barber Shop: June 1st, 2019 - August 30th, 2024.
- Lemmys Barber Shop: \$1,500 Per Month.
- Bethlehem Convenience: \$1,800 Per Month.
- Gross Income: \$39,600.
- Utilities: Shared equally between Tenants.

Dane Phaneuf

Associate
780 993 8574
dane.phaneuf@cwedmonton.com

CUSHMAN & WAKEFIELD Edmonton

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

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PROPERTY DETAILS


Municipal Address:	10967 & 10967A 101 St, Edmonton, AB
Legal Description:	Lot 2A, Block A, Plan 1722473
Zoning:	CB2
Neighbourhood:	McCauley
Building Size:	2,400


Built:	1948
Parking Area:	4 stalls in rear of the building
Utilities:	Shared equally
Purchase Price:	\$525,000
Property Tax:	\$7,189 Per Year
Cap Rate:	6.5%

AERIAL




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	12,822	98,936	221,528

	AVERAGE INCOME		
	1km	3km	5km
	\$56,377	\$ 76,022	\$ 86,034

	HOUSEHOLDS		
	1km	3km	5km
	5,816	52,976	108,190

	VEHICLES PER DAY		
	16,500 on 101 Street in front of property		