

ALCANNA CANNABIS RETAIL LOCATION

**EXCELLENT EXPOSURE
TO HIGHWAY 16 (WESTBOUND)**

**4524 4TH AVENUE
EDSON, ALBERTA**

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INVESTMENT SALE



TENANT



Alcanna Inc.

Alcanna's majority-owned subsidiary, Nova Cannabis Inc, operates a total of 78 cannabis retail stores in Alberta, Saskatchewan and Ontario through its Value Buds brand. Recently, Sundial Growers purchased Alcanna making it the largest private cannabis retail network in Canada.

valuebuds.com

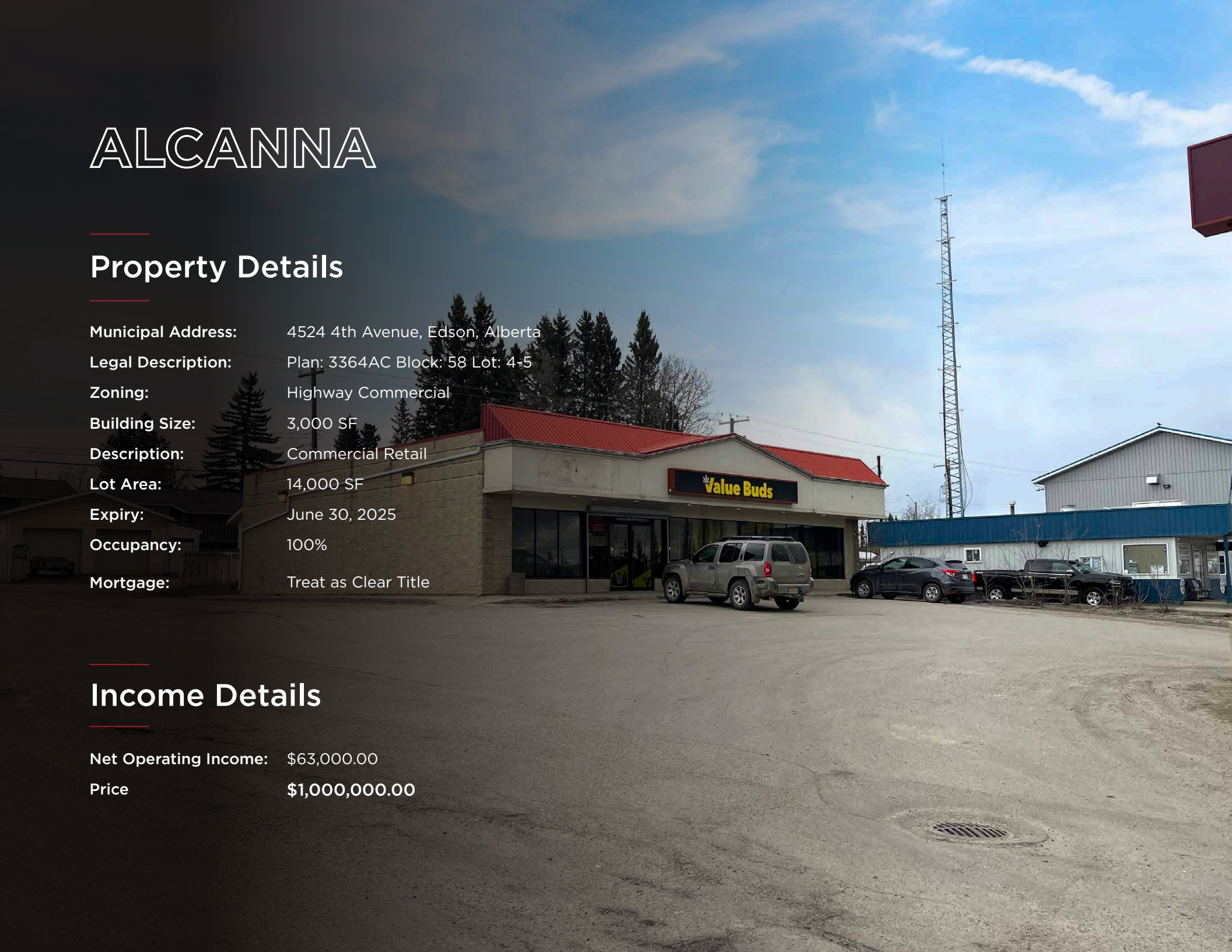
ALCANNA

Property Details

Municipal Address:	4524 4th Avenue, Edson, Alberta
Legal Description:	Plan: 3364AC Block: 58 Lot: 4-5
Zoning:	Highway Commercial
Building Size:	3,000 SF
Description:	Commercial Retail
Lot Area:	14,000 SF
Expiry:	June 30, 2025
Occupancy:	100%
Mortgage:	Treat as Clear Title

Income Details

Net Operating Income:	\$63,000.00
Price	\$1,000,000.00



AERIAL



YELLOWHEAD HIGHWAY

