

# CO-OP C-STORE WITH GAS & SUNDIAL GROUP RETAIL LOCATION

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

**4524-4536 4TH AVENUE  
EDSON, ALBERTA**

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# TENANTS



## **North Central Co-Operative Association Ltd**

CO-OP brand is used by a network of over 160 local and independent community owned retail businesses operating as Agriculture Centre, Food Stores, Gas Bars/ Convenience Stores, Home Centre, Liquor Stores and Pharmacies found in more than 600 communities across Western Canada. North Central Co-Operative Association Ltd recently completed the purchase of 25 Husky Gas Bar retail locations in Edmonton and surrounding area.

## **Sundial Group**

Sundial Group is Canada's largest private sector distributor of liquor and cannabis with 355 retail locations including 183 cannabis locations in Alberta, British Columbia, Saskatchewan.



# CO-OP/SUNDIAL

## Property Details

<b>Municipal Address:</b>	4524 4th Avenue, Edson, Alberta (Sundial) 4536 4th Avenue, Edson, Alberta (CO-OP)
<b>Legal Description:</b>	Plan: 3364AC Block: 58 Lot 4-5 (Sundial) Plan: 3364AC Block: 58 Lot 1-3 (CO-OP)
<b>Zoning:</b>	Highway Commercial
<b>Building Size:</b>	2,000 SF (CO-OP) 3,000 SF (Sundial)
<b>Description:</b>	Commercial Retail
<b>Lot Area:</b>	14,000 SF (Sundial) 21,000 SF (CO-OP)
<b>Expires:</b>	June 30, 2025 (Sundial) September 30, 2026 (CO-OP)
<b>Occupancy:</b>	100%
<b>Mortgage:</b>	Treat as Clear Title

## Income Details

<b>CO-OP:</b>	\$77,000.00 Net
<b>Sundial Group:</b>	\$63,000.00 Net
<b>Net Operating Income:</b>	\$140,000.00
<b>Price:</b>	\$2,000,000.00





# AERIAL



YELLOWHEAD HIGHWAY

