

**INVESTMENT OPPORTUNITY ALONG 118TH AVENUE!**

**FOR SALE**

# FORMER MONEY MART BUILDING FOR SALE

12614 - 118th Avenue, Edmonton, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[cwedm.com](http://cwedm.com)

**Dane Phaneuf**

Associate  
780 993 8574

[dane.phaneuf@cwedm.com](mailto:dane.phaneuf@cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. July 13, 2022



# THE OPPORTUNITY

• Cushman and Wakefield Edmonton is pleased to present the opportunity to acquire a stable investment along 118th Avenue with exceptional upside. Money Mart has two years remaining on their Lease and are currently not operating out of building as of May 2022

## PROPERTY HIGHLIGHTS

- Exceptional opportunity to purchase a stand alone building along 118th Avenue.
- The current Tenant Money Mart has two and half years remaining on their lease offering stable income until September, 30th 2025.
  - Below market rates offering great upside for investors.

## SALE SUMMARY

- Tenant: Money Mart
- Purchase Price: \$575,000 (\$194 Per SF)
  - NOI: \$47,247
  - Cap Rate: 8%
- Lease Type: Triple Net (NNN)
- Guarantor: Corporate Guarantee
- Years Remaining on Lease: 2 Years





# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
12614 - 118 Avenue,  
Edmonton, AB

**LEGAL DESCRIPTION**  
Lot 4, Block 6, Plan 1025HW

**ZONING**  
CB1

**NEIGHBOURHOOD**  
Prince Charles

**UTILITIES**  
Separately Metered

**BUILDING SIZE**  
2,953 SF

**PURCHASE PRICE**  
\$575,000

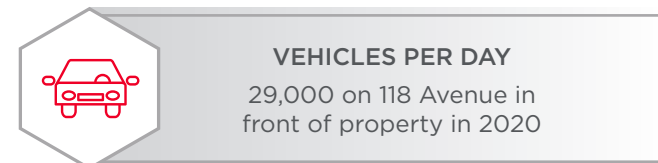
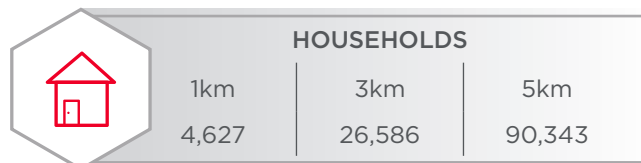
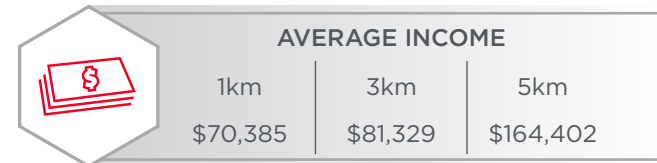
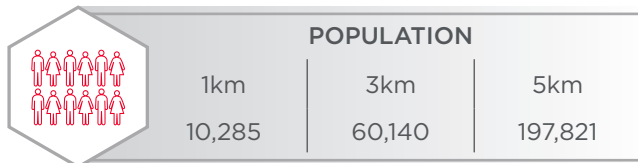
**NOI**  
\$47,247

**CAP RATE**  
8%

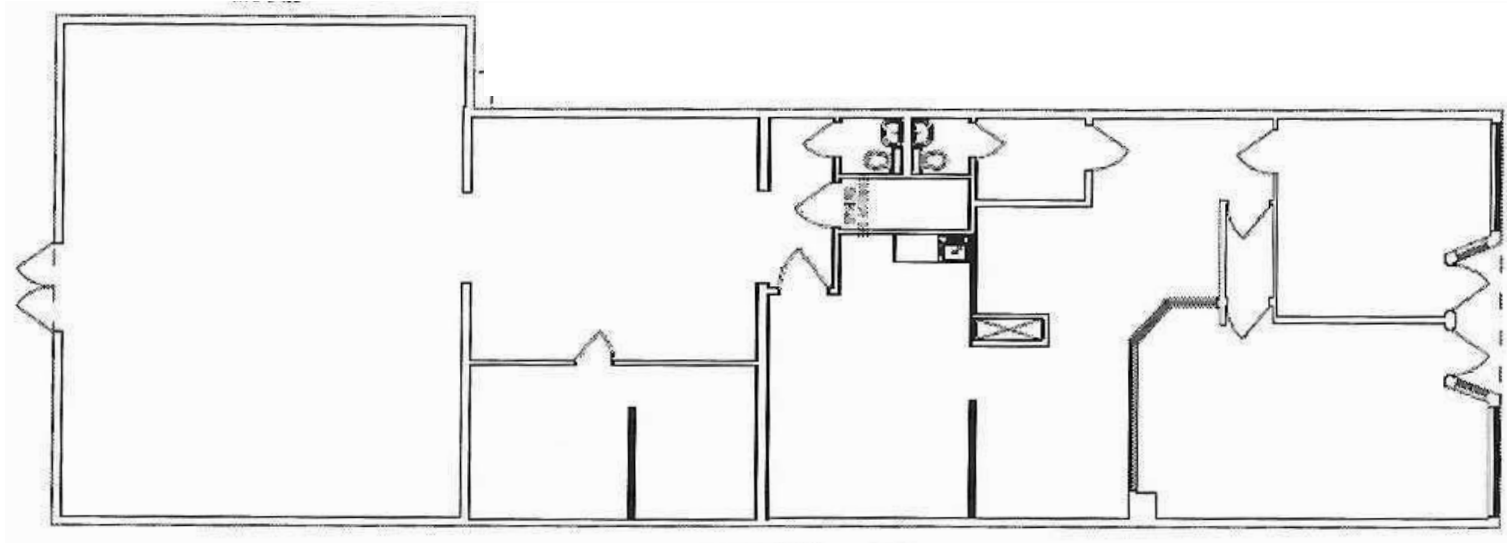
**PROPERTY TAXES**  
\$9,859.06



## Demographics



# FLOOR PLAN



**Dane Phaneuf**  
Associate  
780 993 8574  
[dane.phaneuf@cwedmonton.com](mailto:dane.phaneuf@cwedmonton.com)