

INVESTMENT OPPORTUNITY

OWNER/USER OPPORTUNITY

FOR SALE

Tim Hortons
**MCCONACHIE
LANDING WEST**

McConachie Retail Bays
For Sale \$1,295,000.00

6504-6505 170 Avenue, Edmonton, AB

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

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THE OPPORTUNITY

\$1,295,000.00

Purchase Price

53,400 SF

Lot Size

±2,515 SF

Unit Size

Cushman and Wakefield Edmonton is pleased to offer the sale of two condominiums in McConachie Landing! McConachie Landing West features over 53,400 SF of retail, office, and professional space including both national and local Tenants. This highly trafficked strip mall anchored with Tim Hortons, Liquor House, Stepping Stone Daycare, Cannabis, Chiropractor and McConachie Dental poses an outstanding opportunity to purchase the real estate and high sales volume convenience store! McConachie Landing see's significant traffic counts due to its strategic location along 66th street and 170th Avenue!



OWNER USER OPPORTUNITY



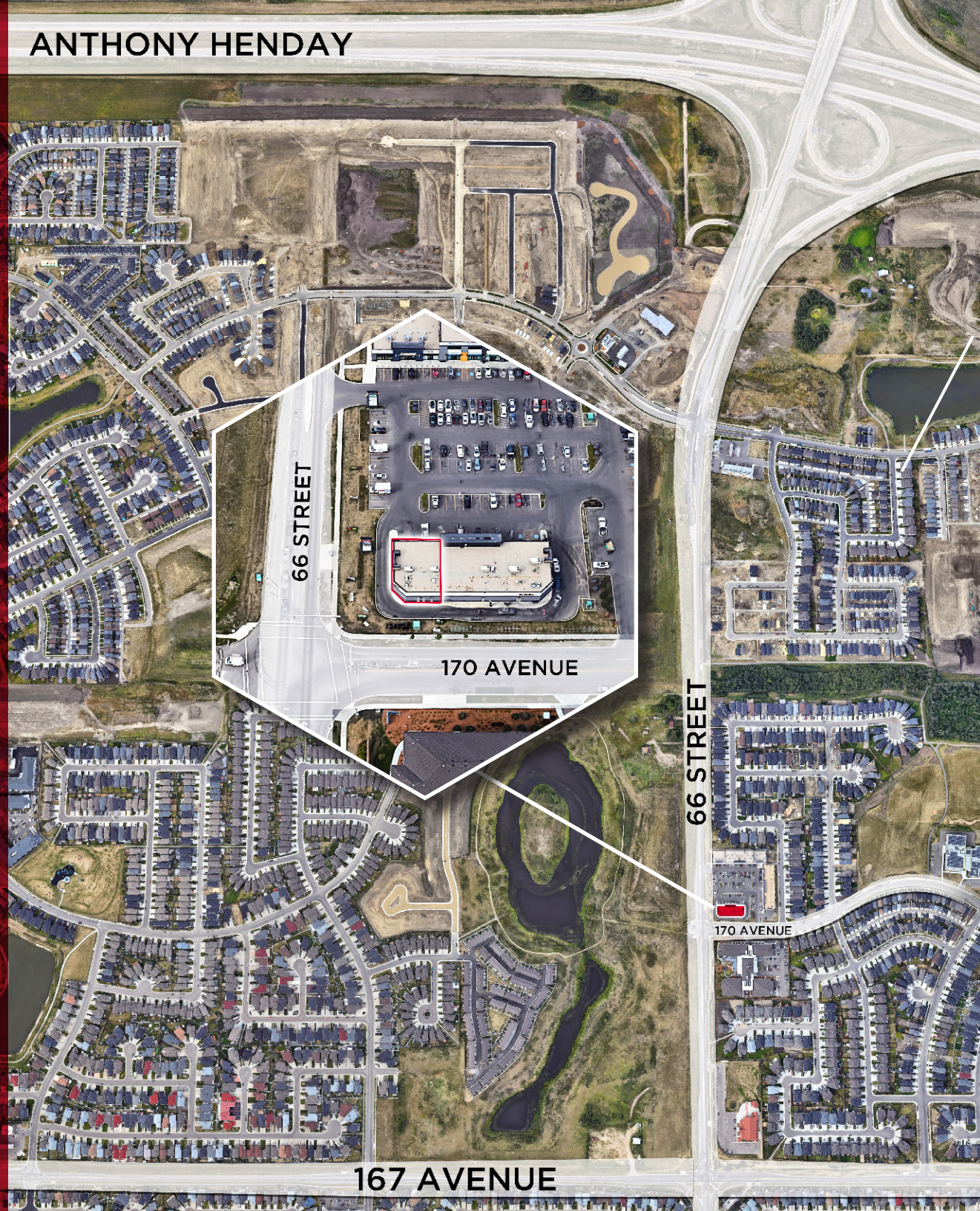
±2,515 SF AVAILABLE



INVESTMENT OPPORTUNITY



READY FOR IMMEDIATE POSSESSION



THE PROPERTY

INVESTMENT SUMMARY

Real Estate Listing Price:	\$1,295,000.00
Option to Purchase Convenience Store:	\$250,000.00
Real Estate & Business:	\$1,545,000.00

PROPERTY DESCRIPTION

Municipal Address:	6504 & 6506 170 Avenue, Edmonton, AB
Legal Description:	Condominium Plan 1820260
Zoning:	CB1 - Low Intensity Business Zone
Neighborhood:	McConachie
Built:	2018
Parking:	Ample
Utilities:	Separately Metered
Property Type:	Bare Land Condominium
Condo Fees:	Estimated at \$795.00/Month

Real Estate can be purchased without the convenience store business.



DEMOGRAPHICS



POPULATION

1km	3km	5km
9,479	75,531	158,048



HOUSEHOLDS

1km	3km	5km
3,173	24,650	54,716



AVERAGE INCOME

1km	3km	5km
\$ 117,206	\$ 113,773	\$ 100,975



VEHICLES PER DAY

16,100 VPD on 66 Street in front of property in 2018



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Edmonton



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