

**FOR SALE**

# **MCDONALD'S ANCHORED INVESTMENT OPPORTUNITY**

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# THE OPPORTUNITY

\$3,000,000  
Purchase Price

NOI  
\$132,000

4.5%  
Cap Rate

±20,000 SF  
Lot Size

±7,000 SF  
Building Size

## HIGHLY TRAFFICKED DRIVE-THRU QSR LOCATION

Cushman and Wakefield Edmonton is pleased to offer the sale of a highly trafficked, single-tenant, drive-thru Quick Serve Restaurant (QSR) with a 5-year corporate guaranteed NNN land lease in place with McDonald's. The subject property is being offered at a purchase price of \$3,000,000, representing a 4.5% capitalization rate. McDonald's has Tenanted this property since 1982 and proactively entered into their first 5-year renewal option with two additional 5-year options showing a long-term commitment to the site. The subject property represents an extremely risk-averse and hands-off investment with minimal Landlord responsibilities. This McDonald's boasts high traffic counts thanks to its strategic location directly off of the Whitemud and 66th street which sees over 20,500 vehicles per day.





# THE PROPERTY

## INVESTMENT SUMMARY

Purchase Price \$3,000,000

Cap Rate 4.5%

NOI \$132,000

## PROPERTY DESCRIPTION

Property type Bare Land  
Condominium

Property Address: 4202 66 St, NW,  
Edmonton, Alberta

Legal Description: Condominium Plan  
1121841 Unit 1

Year Build 1982 (Updated 2017)

Lot Size 0.45 Acres

Building Size ±7,000 SF

## LEASE SUMMARY

Guarantee: Corporate

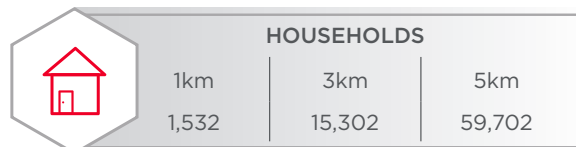
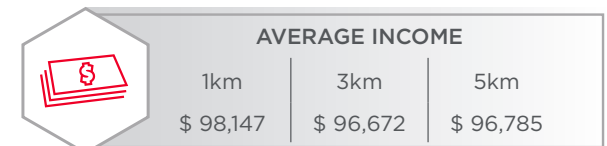
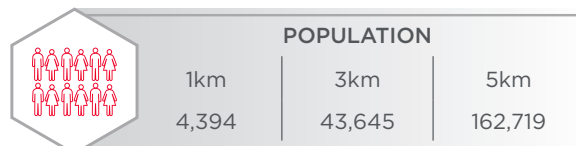
Lease Term: 5 Years + two  
5-year options

Lease Structure Land Lease

Lease Expiration October 31st, 2026



# DEMOGRAPHICS



cwedm.com



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