

FOR SALE

MIXED USE DEVELOPMENT FOR SALE

12904 116 Street, Edmonton, AB



PURCHASE PRICE \$3,000,000

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

Cushman & Wakefield Edmonton is pleased to present the opportunity to purchase this mixed use development. The property features main floor retail with three rental suites on the second floor. The property also boasts three multifamily townhomes adjacent to the property included in the sale.

PROPERTY DETAILS

MUNICIPAL ADDRESS

12904 116 Street
Edmonton, AB

LEGAL DESCRIPTION

Unit 1-5 Plan 2022389

ZONING

DC1

NEIGHBORHOOD

Calder

BUILT

2021

PARKING

Ample

PURCHASE PRICE

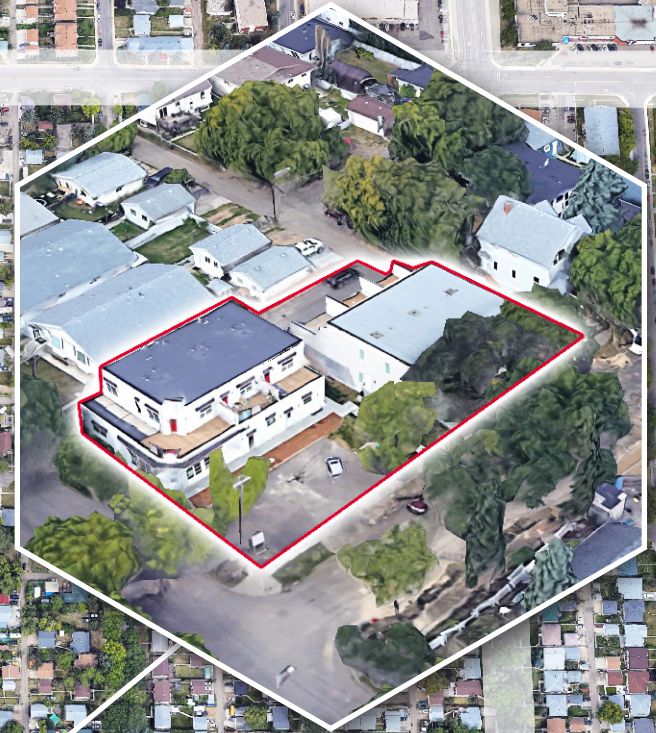
\$3,000,000.00

132 AVENUE NW

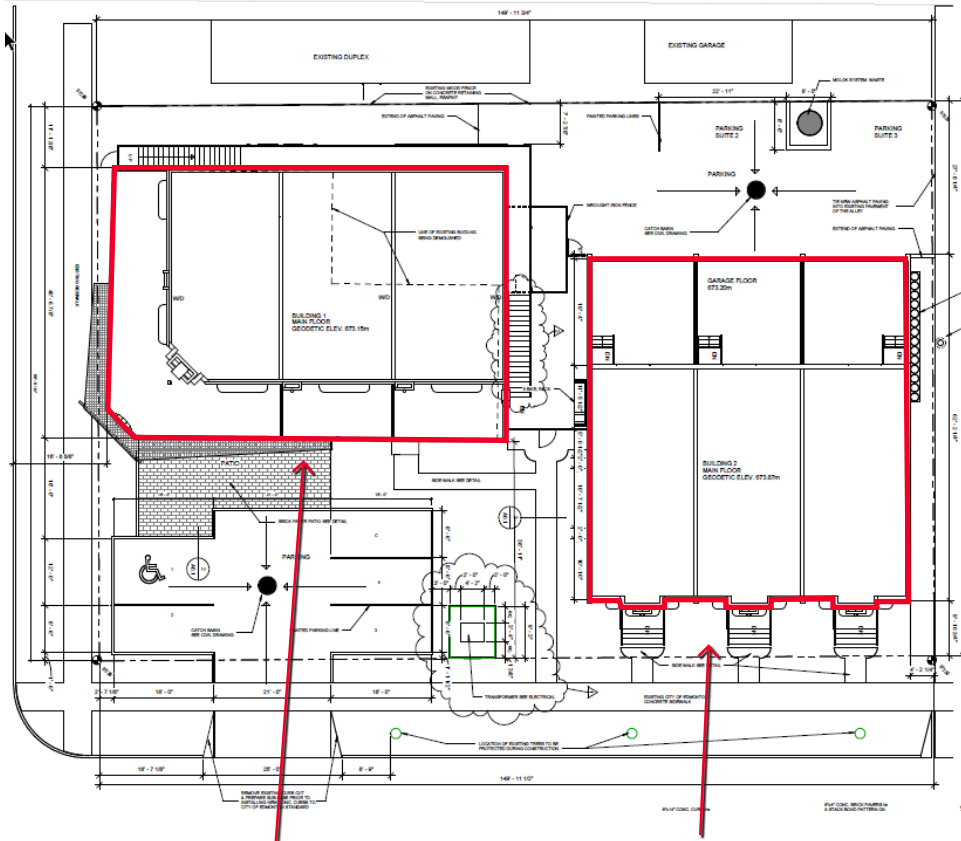
129 AVENUE NW

127 AVENUE NW

113A STREET NW

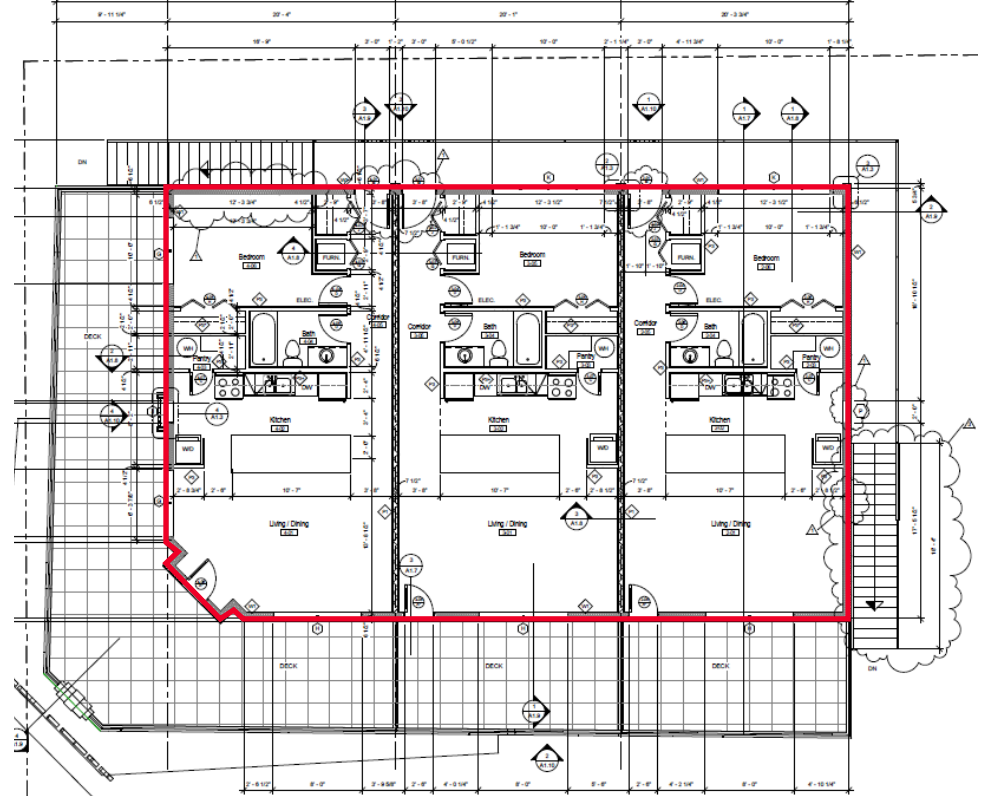


RETAIL FLOOR PLANS



MAIN FLOOR RETAIL

MULTIFAMILY



SECOND FLOOR
MULTIFAMILY

DEMOGRAPHICS



POPULATION

1km	3km	5km
6,115	30,402	70,127



HOUSEHOLDS

1km	3km	5km
2,237	11,475	24,757



AVERAGE INCOME

1km	3km	5km
\$141,274	\$160,763	\$164,402



VEHICLES PER DAY

17,000 on Ellerslie Road in front of property in 2016



**CUSHMAN &
WAKEFIELD**
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