

FOR SALE

# NORTH EDMONTON INVESTMENT OPPORTUNITY

9434 111 Avenue, Edmonton, AB

**Cushman & Wakefield Edmonton**

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# THE OPPORTUNITY

\$695,000  
Purchase Price

NOI  
\$64,647.76

9.3%  
Cap Rate

Cushman and Wakefield Edmonton is pleased to offer the sale of a highly trafficked investment opportunity in North Edmonton. The property is 75% leased offering a significant increase in the existing NOI. Main floor retail is 100% leased while the second floor has four existing office vacancies. Existing Tenants include barbershop, pawnshop, and accounting office.



**SITE**

97 STREET

111 AVENUE

KINGSWAY NW

101 STREET



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

9434 111 Avenue NW, Edmonton, AB

## LEGAL DESCRIPTION

Lot 7, Block 27, Plan RN43

## ZONING

CNC

## NEIGHBOURHOOD

Alberta Avenue

## BUILDING SIZE

±5,000 SF

## PARKING AREA

Street Parking

## UTILITIES

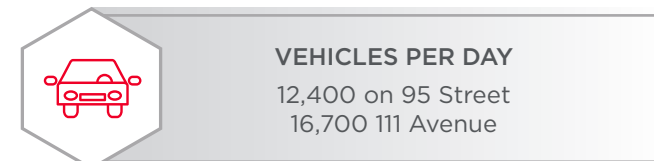
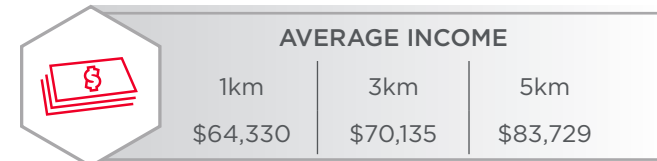
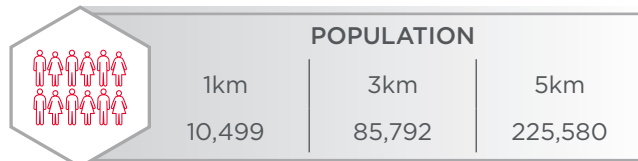
Separately metered

## PROPERTY TAXES

\$22,933.07 (2022)



## Demographics





SCALE: N.T.S.

95 STREET



Edmonton

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