

PURCHASE PRICE REDUCED

INVESTMENT OPPORTUNITY ALONG 118TH AVENUE!

FOR SALE

WATER DEPOT BUILDING

12524 118th Avenue NW, Edmonton, AB

Cushman & Wakefield Edmonton

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

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THE OPPORTUNITY

- Cushman and Wakefield Edmonton is pleased to present the opportunity to acquire a stable investment property along 118th Avenue.
- The subject property has three leasable bays with two of the Tenants recently entering into 5 year leases in 2021.

SALE SUMMARY

- Tenants: Water Depot & Barakaa Convenience/Cosmetics
 - 2021 Appraisal \$800,000
 - **Purchase Price Reduced: \$699,000**
 - Current NOI: \$42,000

PROPERTY DETAILS

MUNICIPAL ADDRESS
12524 - 118th Avenue
Edmonton, AB

LEGAL DESCRIPTION
Lot 21, Block 5, Plan 12524

ZONING
CB1 (Low Intensity Business Zone)

NEIGHBOURHOOD
Prince Charles

BUILDING SIZE
3,951 SF

BUILT
1954

LOT AREA
4,550 SF

UTILITIES
Separately Metered

NOI
\$42,000

PROPERTY TAXES
\$10,919.97





YELLOWHEAD HIGHWAY

ST. ALBERT TRAIL

SITE

127 STREET

118 AVENUE

DEMOGRAPHICS



POPULATION

1km	3km	5km
10,019	61,425	199,393



AVERAGE INCOME

1km	3km	5km
\$69,879	\$80,619	\$84,065



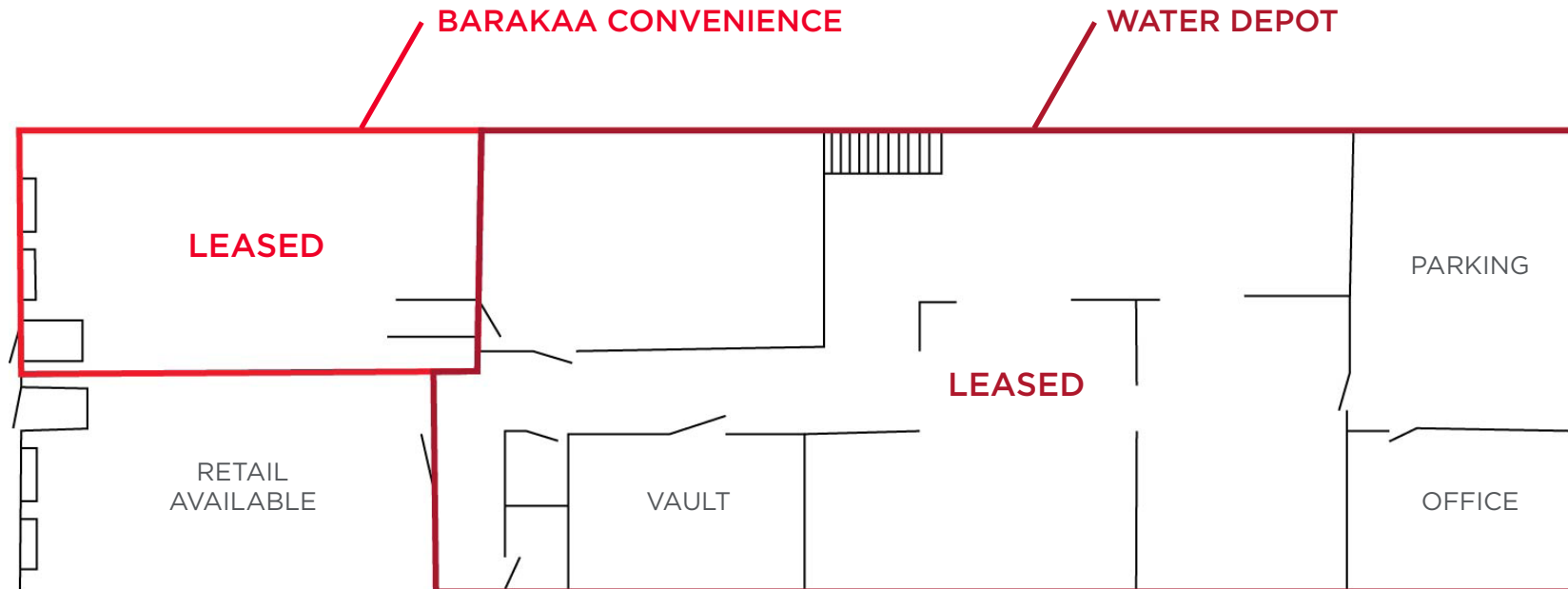
HOUSEHOLDS

1km	3km	5km
4,516	27,208	91,056



VEHICLES PER DAY
29,000 on 118 Avenue in
front of property in 2020

FLOOR PLAN



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