



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

## INVESTMENT PROPERTIES - FUTURE DEVELOPMENT

12728 & 12732 - 127 Street NW,  
Edmonton, AB



**\$825,000**

**EXCEPTIONAL EXPOSURE (OVER 28,000 VPD)**

**TWO INDEPENDENT BUILDINGS - INCOME PRODUCING - LONG TERM TENANTS**

### PROPERTY HIGHLIGHTS

- Current uses - retail and residential investment
- Exceptional exposure (28,000 average annual weekday traffic)
- DC 1 and RA7 Zoning allow for many uses:
  - Commercial School
  - Convenience Retail School
  - Daytime Child Care Service
  - General Retail Stores
  - Health Services
  - Indoor Amusement Establishments
  - Indoor Participant Recreation Services
  - Minor Eating and Drinking Establishments
  - Minor Veterinary Services
  - Personal Service Shops
  - Professional, Financial and Office Support Services
  - Multi-Unit Housing
  - Secondary Suites

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# PROPERTY DETAILS

**Municipal Address:** 12728 & 12732 - 127 Street NW, Edmonton, AB

**Zoning:** DC2 and RA7

**Neighbourhood:** Athlone

**Building Size:** 1,600 SF + 1,021 SF

**Built:** 1931 and 1958

**Property Taxes:** \$6018 + \$1,764 = \$7,782

**Property Tax Assessment:** \$335,500  
\$190,500  
\$526,000 - Total

**Parking:** Ample free parking at the back

**Lot Area:** Rectangular

**Land Size:** 4,092 SF + 4,093 SF = 8,185 SF

**Utilities:** Full Municipal services

**Income Details (2023):**

**Gross Annual Income:** \$61,578

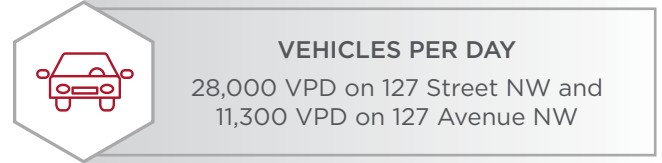
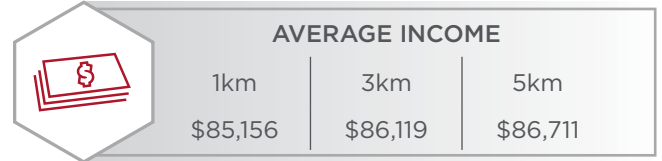
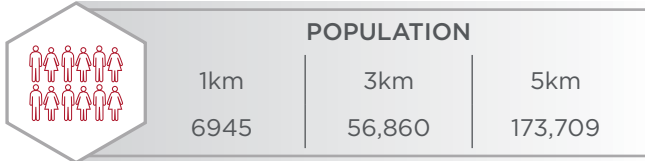
**Expenses:** \$19,753.85

**Net Annual Income:** \$41,824.15

## AERIAL



# DEMOGRAPHICS



# PROPERTY PHOTOS





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