

OME OF THE HONGARIAN SMOKED MEAT & SAUSAGES

FOR SALE

RETAIL INVESTMENT OPPORTUNITY

Reliable Cash-Flow Investment

9306 and 9310 - 111 Avenue NW, Edmonton, AB

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com **BUSINESS OPERATING 40+ YEARS**

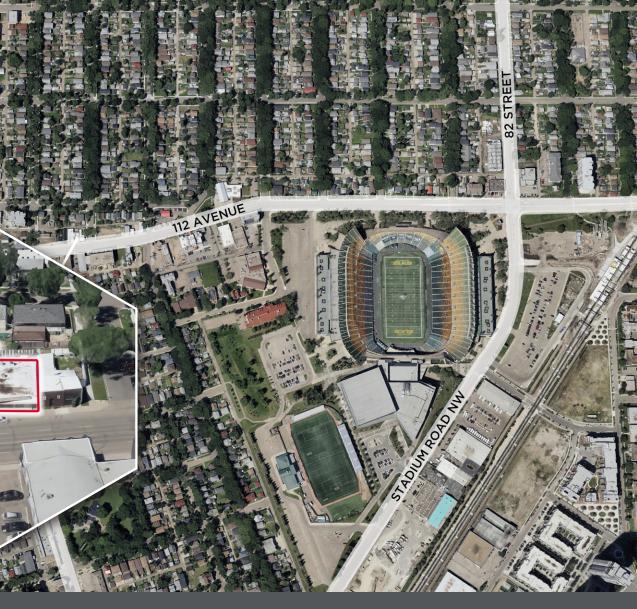
LONG TERM TENANTS

Seif Jiwaji Senior Associate 780 905 7143 seif.jiwaji@cwedm.com

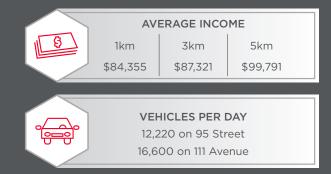
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PROPERTY HIGHLIGHTS

- Unique Investment
 Opportunity
- One-of-a-kind European Deli and Bakery
- Servicing clients in Edmonton, Northern Alberta and beyond
- Specialty Smoked Meats and Sausages
- Classic Balkan baked goods
- Purchase Price: \$625,000
 NOI: \$53,171
 CAP Rate: 8.51%



808080	POPULATION		
	1km	3km	5km
มนามนา	12,375	80,733	218,514
HOUSEHOLDS			
	1km	3km	5km
	2,564	15,660	46,737



PROPERTY DETAILS

6699616

MUNICIPAL ADDRESS 9306 & 9310 - 111 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION Plan 6814ET, Block 40, Lot 2 & 3

ZONING Mixed Use (MU H16 F3.5 CF)

> NEIGHBOURHOOD Alberta Avenue

BUILDING SIZE 4,570 SF

> **BUILT** 1956

> > 2516

PROPERTY TAXES 2023 \$13,765

> PROPERTY TAX ASSESSMENT \$595,500

PARKING AREA Ample free street parking

LOT AREA Rectangular

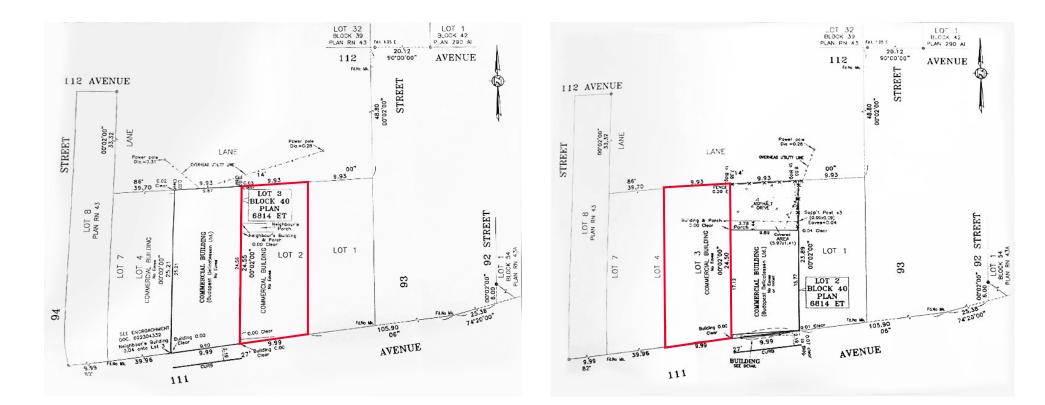
LOT SIZE 5,225 SF

UTILITIES All municipal services



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REAL PROPERTY REPORT PLANS





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