

FOR SALE

**NATIONALLY
TENANTED
DRIVE-THRU
BUILDING**

2,520 SF

Adrian Ambrozuk

Associate Partner
780 733 6406
adrian.ambrozuk@cwedm.com

Jordan Murray

Senior Associate
780 429 9399
jordan.murray@cwedm.com

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**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

**CASH FLOWING
INVESTMENT
OPPORTUNITY**

**LONG TERM LEASE
WITH NATIONAL
FRANCHISE GROUP**



PROPERTY HIGHLIGHTS

Tremendous opportunity to own a lease with Burger King in a freestanding condominium building in Chappelle Landing Shopping Center. Building comes complete with a drive thru and is located in one of south Edmonton's densest and fastest growing suburban neighborhoods.

This recently constructed asset is positioned along a major connector road into the Chappelle and Jagare Ridge areas of the city. Chappelle Landing is a busy shopping center with multiple indoor participant recreation and childhood education users, drawing traffic to the site.

The site benefits from neighboring schools such as Garth Worthington K-9, Dr. Anne Anderson High School and Thomas Aquinas Catholic School, providing the tenant with both long term vehicle and walking traffic.





INTERIOR



ORDER COUNTER



INTERIOR



DRIVE THRU



DRIVE THRU

PROPERTY DETAILS



SALE PRICE:
CONTACT AGENT



CAPITALIZATION RATE:
CONTACT AGENT



MUNICIPAL ADDRESS:
3191 141 Street, Edmonton, AB



LEGAL DESCRIPTION:
Condominium Plan 1922086 - Unit 17



PROPERTY TAXES:
\$33,118.55 (2024)



ZONING:
Direct Control DC-2 (1129)



NEIGHBOURHOOD:
Chappelle



BUILDING SIZE:
Main Floor: ±2,520



BUILT:
2019 (EST)



PARKING:
Pooled Common Area



TENANCY:
Long Term Lease National
Burger Franchise



ONE OF THE LARGEST FAST FOOD HAMBURGER RESTAURANTS FRANCHISES IN THE WORLD!

Burger King is one of the most recognizable names in the fast-food industry. Since being founded in 1954, the company has since grown into a global brand with over 18,000 locations worldwide. Known for its signature flame-grilled burgers, particularly the iconic Whopper, Burger King has established itself as a leader in the quick-service restaurant sector. The brand's emphasis on quality ingredients, innovative menu items, and customer satisfaction has garnered a loyal customer base and a strong market presence.

The Burger King Franchise model has been integral to the brand's expansion and success. Franchisees benefit from Burger King's extensive brand recognition, comprehensive training programs, and ongoing support from the parent company. This partnership ensures that each restaurant upholds the high standards of quality and service that customers expect. As a landlord, having a reputable and established tenant like a Burger King franchisee provides an attractive investment proposition, given the brand's enduring popularity and strong performance in the fast-food industry.



EVERY DAY, MORE THAN
11 MILLION GUESTS
VISIT BURGER KING® RESTAURANTS
AROUND THE WORLD.



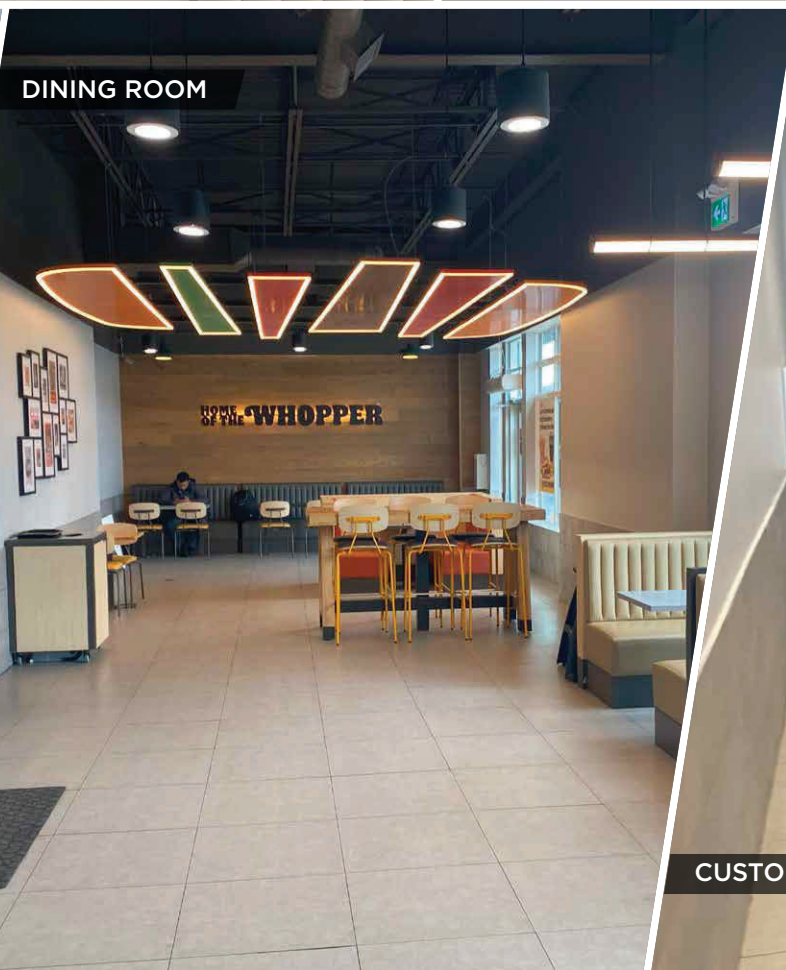
DINING ROOM

INTERIOR WALL GRAPHIC

THE  S
CALLING
AND I MUST GO



DINING ROOM



DINING ROOM



CUSTOMER WASHROOMS

BUILDING



BUILDING



CHAPPELLE LANDING



CHAPPELLE LANDING



CHAPPELLE LANDING



AERIAL



DEMOGRAPHICS



POPULATION

1km	3km	5km
6,207	46,077	113,451



AVERAGE INCOME

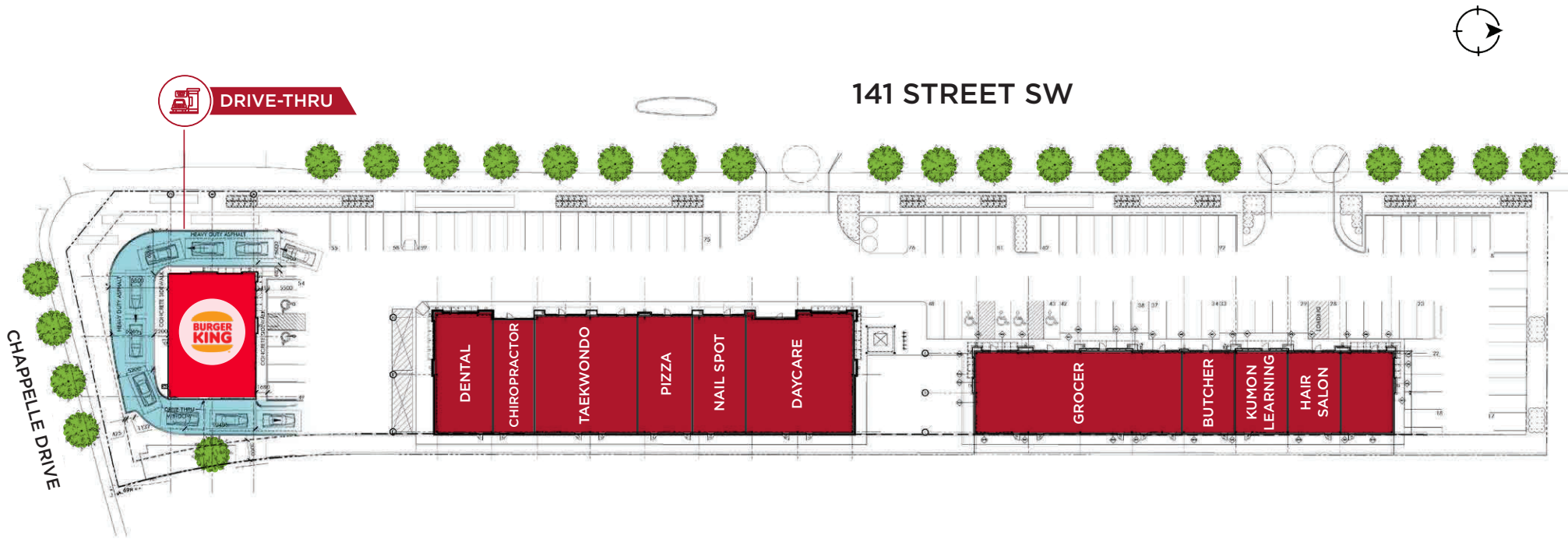
1km	3km	5km
\$138,052	\$142,473	\$148,307



HOUSEHOLDS

1km	3km	5km
2,101	15,533	39,131

SITE PLAN



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