



WESTMOUNT STRIP MALL PLAZA INVESTMENT OPPORTUNITY



FOR SALE:

111TH AVENUE & 127TH STREET, EDMONTON, AB

INVESTMENT HIGHLIGHTS



ESTABLISHED URBAN TRADE AREA

Westmount Investment Plaza is situated along 127 Street in one of Edmonton's most desirable central neighborhoods, minutes from downtown and the popular 124th Street corridor. The area is surrounded by a blend of affluent residential communities and high-density housing, creating strong foot traffic and consistent demand for retail services. With over 27,500 vehicles per day on 111 Avenue and 33,400 on nearby Groat Road, the Property is well-positioned to capture both local and commuter traffic. Street parking is readily available for customers, with excellent visibility and accessibility from multiple routes.



POPULATION (1KM)

11,094



AVERAGE INCOME (1KM)

\$116,520



VEHICLES PER DAY

33,400 on Groat Road

STRONG TENANT MIX & INCOME GROWTH POTENTIAL

The Property is home to a mix of established service-based and lifestyle tenants, including F45 Fitness, Harrow Salon, and a licensed daycare. These tenants benefit from the area's demographic profile and proximity to family-oriented neighborhoods. Leases are currently being renewed or negotiated with strong covenants in place. Many of the tenants have longstanding roots in the area, and new terms are expected to generate future rental uplift, with current lease rates below market levels.

TURNKEY ASSET WITH RECENT CAPITAL UPGRADES

Significant improvements have been made to the building including new roofing (2023) and brand-new HVAC systems, reducing near-term capital expenditure requirements. Each unit features modern finishes and high-quality improvements, creating a professional setting for tenants and a low-maintenance environment for ownership.

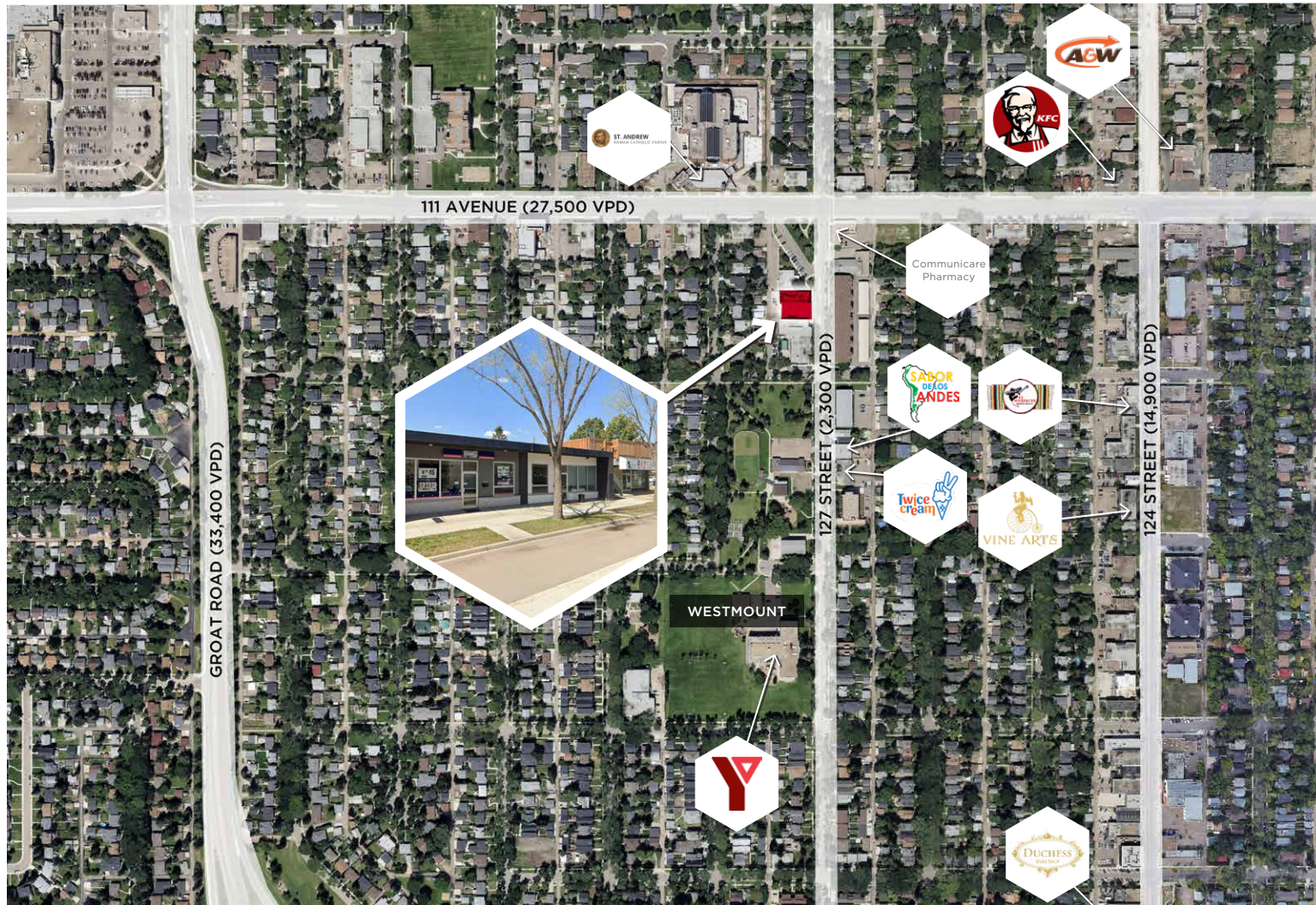
RARE URBAN RETAIL OWNERSHIP OPPORTUNITY

Retail assets of this scale and quality rarely come to market in Westmount, particularly with such close proximity to Edmonton's downtown core and high-income residential pockets. As revitalization and infill intensify in the surrounding area, Westmount Investment Plaza presents a compelling opportunity to acquire a stabilized, cash-flowing retail asset with strong long-term upside in a maturing urban trade area.

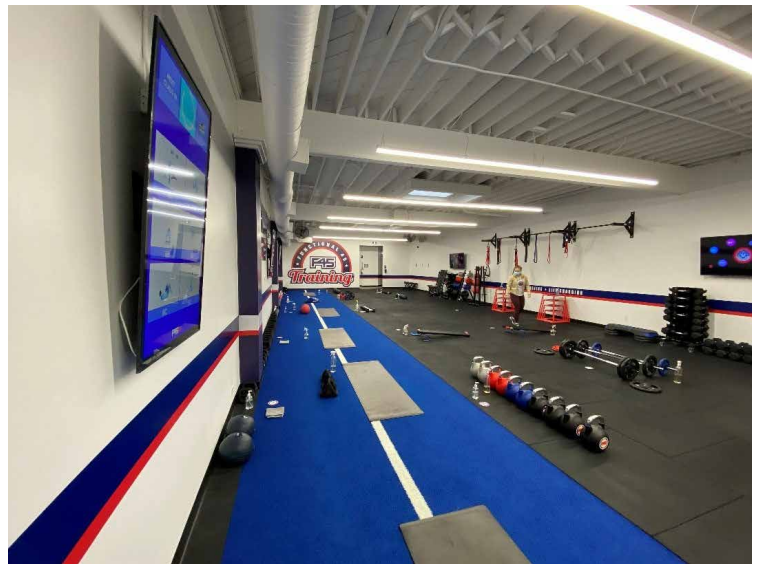
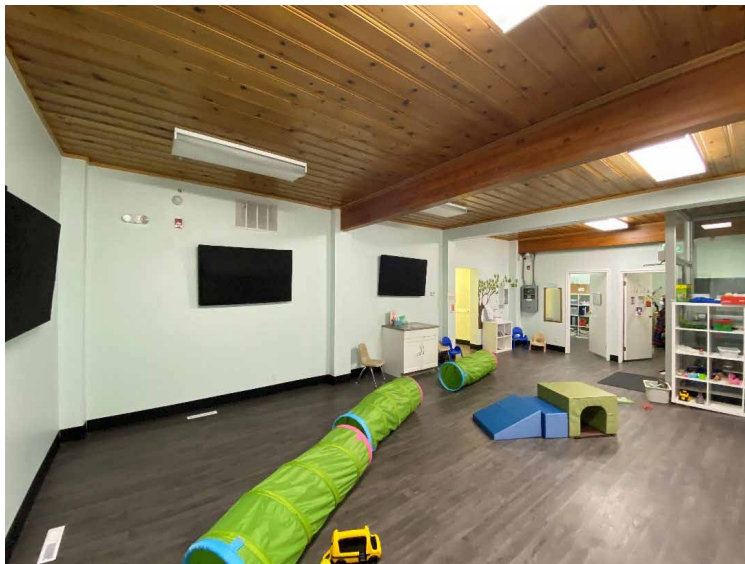
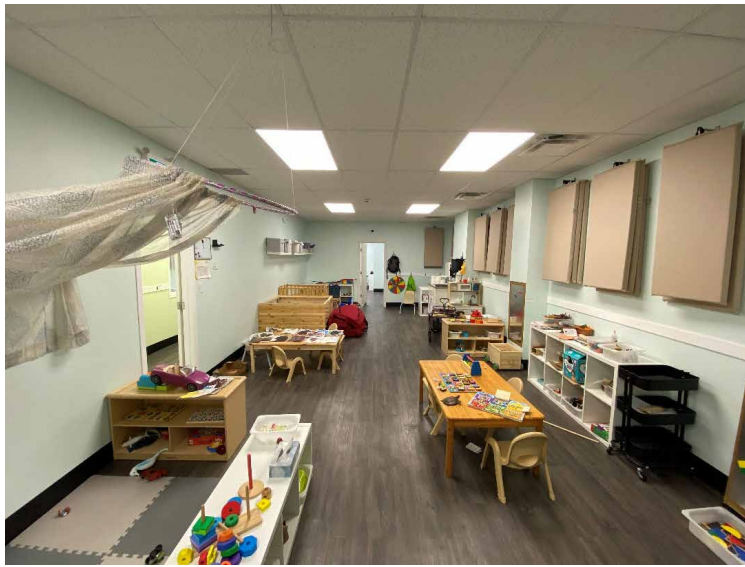
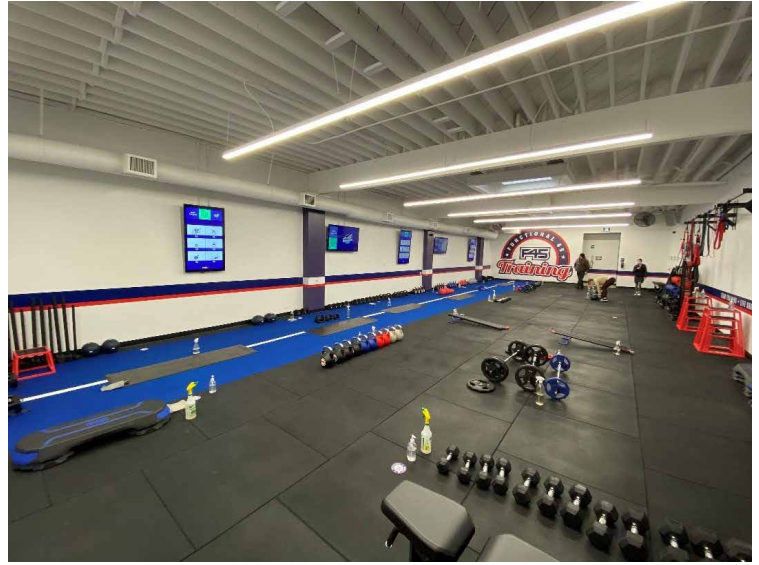


PROPERTY DETAILS

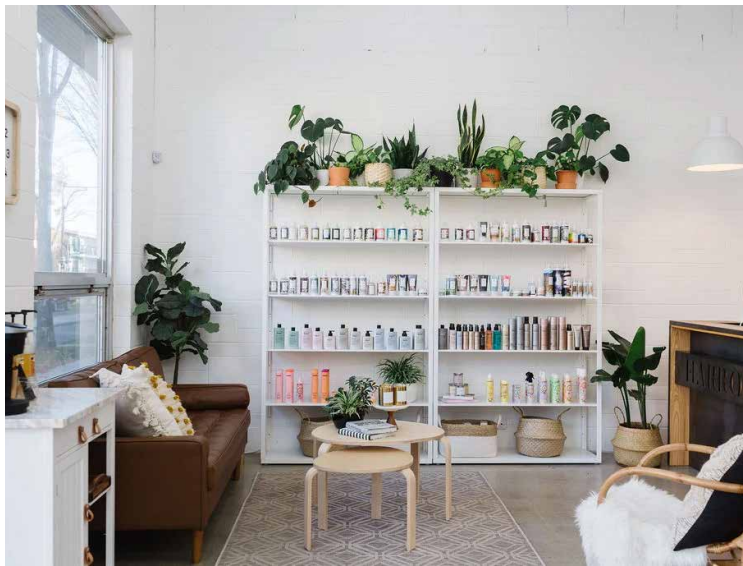
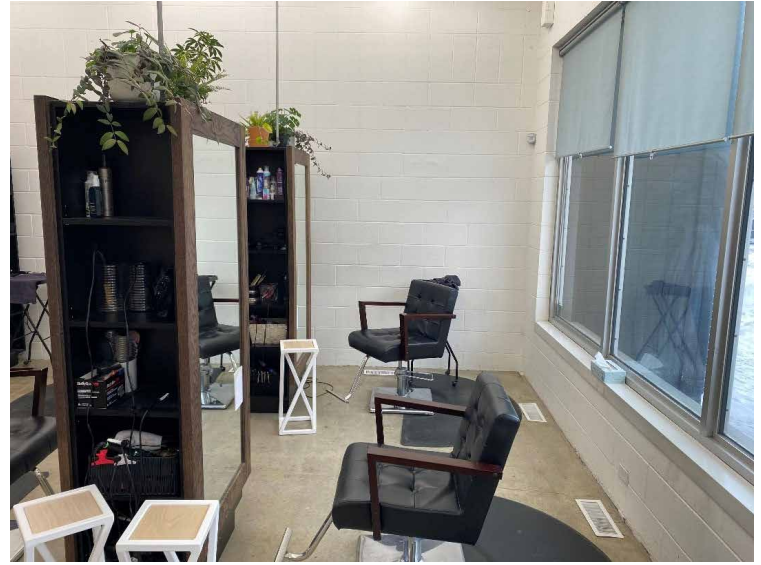
MAJOR INTERSECTION	127 Street / 111th Avenue NW
MUNICIPAL ADDRESS	11018/11020/11024 127 Street, Edmonton, AB
LEGAL DESCRIPTION	Plan B3, Block 17, Lots 3-5, Title Nos. 052337418, 052337429, 052337440
LAND AREA	0.23 Acres / 9,983 sf (approx.)
FRONTAGE	Approx. 75 feet on 127 Street NW
IMPROVEMENTS	1 Storey Retail / Commercial Complex
BUILDING AREA	9,830 sf (as per rent roll)
PARKING	Ample Street Parking
RETAIL UNITS	4 (including F45 Fitness, Harrow Salon, Daycare, Storage)
WALT (YEARS)	4.60
AVG. IN-PLACE RENT	19.77/SF (blended)
TOTAL CONTRACTUAL RENT	\$186,510 (2025 projected net rent)
ZONING	Neighbourhood Commercial (CN)
TAXES (2024)	11018-20: \$13,834.34 11024: \$21,047.89 Total: \$34,882.23
ASKING PRICE	\$2,850,000.00



INTERIOR PHOTO GALLERY



INTERIOR PHOTO GALLERY



LOCATION OVERVIEW

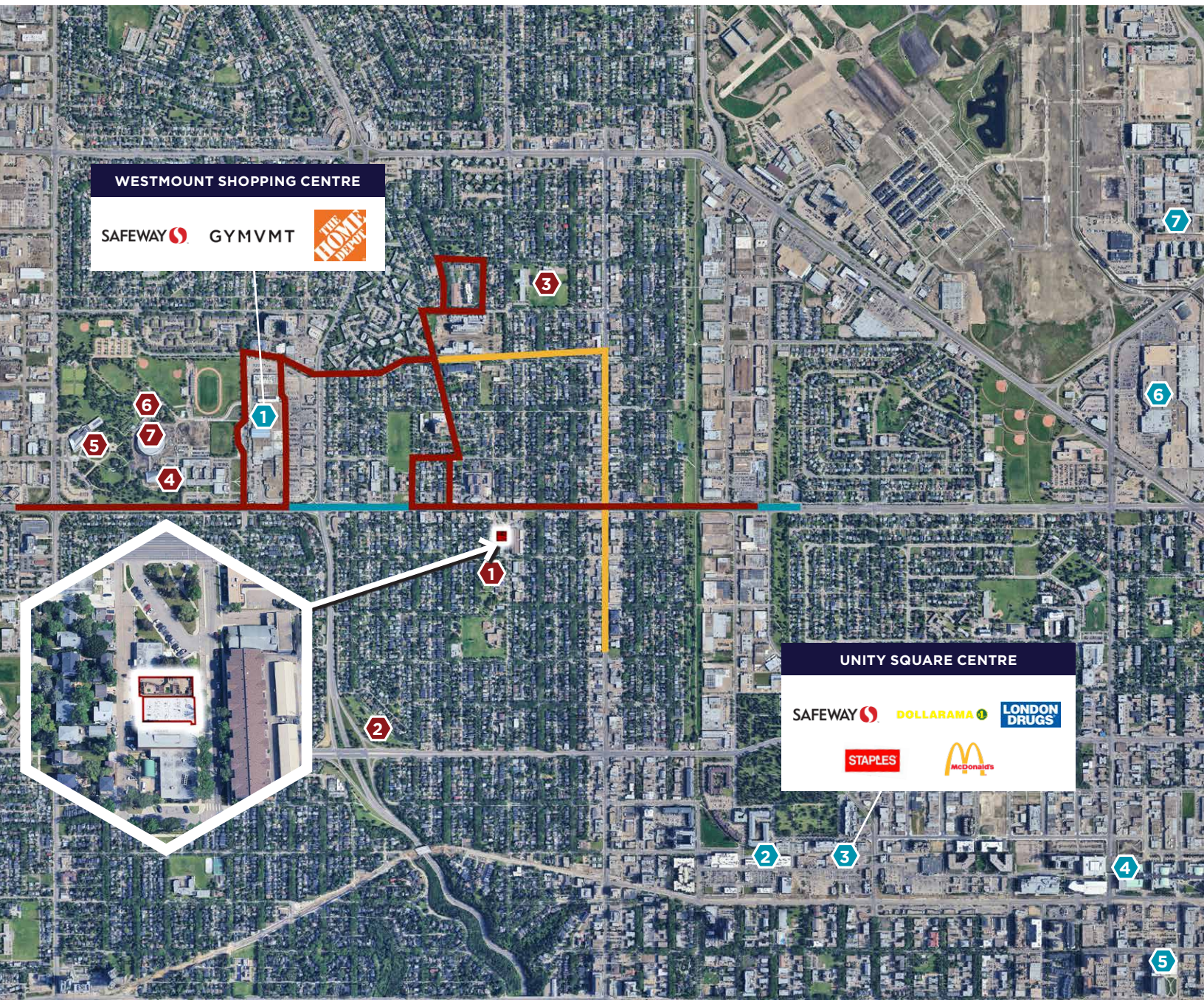
KEY AREAS

- 1 Westmount Shopping Centre
- 2 Brewery District
- 3 Unity Square Centre
- 4 MacEwan University
- 5 NorQuest College
- 6 Kingsway Mall
- 7 NAIT

- Bus Route 3
- Bus Route 5
- Bus Route 111

PARKS & LEISURE

- 1 Westmount Park
- 2 Malcolm Groat Park
- 3 Inglewood School Park
- 4 Peter Hemingway Fitness and Leisure Centre
- 5 TELUS World of Science - Edmonton
- 6 Coronation Park
- 7 Coronation Community Recreation Centre



MARKET OVERVIEW



SALES COMPARABLES



ADDRESS	11630 87 Avenue	15207 111 Avenue	10567/69 109 Street	7815 101 Avenue
DATE OF SALE	July 12, 2024	Jan 26, 2024	Jun 4, 2022	Oct 21, 2021
SALE PRICE	\$3,700,000	\$3,050,000	\$3,000,000	\$1,650,000
SIZE	7,689 SF	11,744 SF	13,281 SF	5,075 SF
\$/SF	\$481.20/SF	\$259.70/SF	\$225.89/SF	\$325.12/SF
LAND AREA	22,507 SF	33,218 SF	0.55 Acres	14,089 SF



OFFERING PROCESS



SUBMISSION GUIDELINES

Cushman & Wakefield Edmonton has been retained as the exclusive advisor (the “Advisor”) to solicit interest for the acquisition of Westmount Investment Plaza, located at 11018 / 11020 / 11024 – 127 Street NW, Edmonton, Alberta.

Interested purchasers will be required to execute and return the Vendor’s form of Confidentiality Agreement (“CA”) prior to accessing detailed property and tenant information contained within the virtual data room.

All proposals should be submitted using the Vendor’s offer form and will be reviewed on a first-come, first-considered basis.

PRICE

The Property is being offered for sale with pricing guidance of \$2,850,000.

The Vendor is open to offers, subject to all terms and conditions of the final agreement.

SUBMISSIONS

Offers and confidentiality agreements are to be submitted to:

Max McPeak

Associate
780 700 5038
max.mcpeak@cwedmonton.com

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