



**CUSHMAN &  
WAKEFIELD**  
Edmonton

# FOR SALE

## WESTMOUNT RETAIL INVESTMENT OPPORTUNITY

11018/11020/11024 127 Street,  
Edmonton, AB

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# THE OPPORTUNITY

- High end finishing and improvements throughout each unit
- New roofing in year 2023, both HVAC Units are new
- Excellent location with strong tenants
- New Leases being negotiated with F45 & Harrow Salon. Contact Agents for projected revenue

## CURRENT REVENUE

TENANT	SIZE (SF)	EXPIRY	WALT	NET RATE(\$/SF)	ANNUAL NET RENT
DAYCARE	4,100 SF	2029-02-29	1.88	\$21.00/SF	\$86,100.00
F45 FITNESS	2,830 SF	2025-05-31	0.29	\$21.00/SF	\$59,430.00
HARROW SALON	900 SF	2025-03-30	0.07	\$21.00/SF	\$18,900.00
STORAGE	2,000 SF	MO-MO	0.00	\$11.04/SF	\$22,080.00
<b>TOTAL</b>	<b>9,830 SF</b>				<b>\$186,510.00</b>



Backed by a strategic investment group led by Mark Wahlberg, F45 boasts over 2,000 locations in 60 countries, making it a global fitness leader.



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11018/11020/11024 127 Street,  
Edmonton, AB

## NEIGHBOURHOOD

Westmount

## TAXES (2024)

11018-20 127 Street:

433,834.34

11024 127 Street:

\$21,047.89

## ZONING

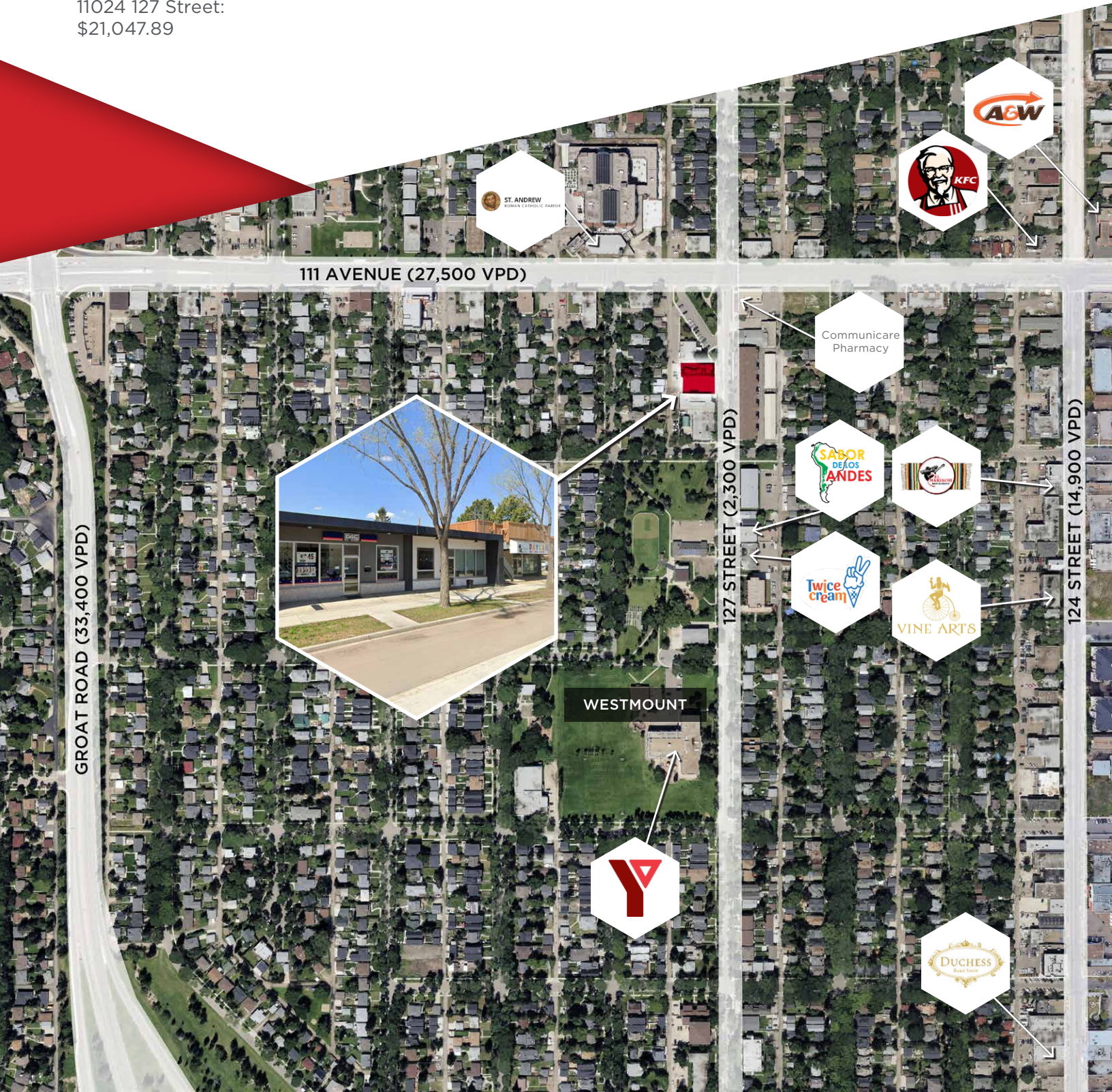
Neighbourhood Commercial (CN)

## PURCHASE PRICE

Contact Agent

## PARKING

Ample Street Parking



WESTMOUNT



GREAT ROAD (33,400 VPD)

111 AVENUE (27,500 VPD)

127 STREET (2,300 VPD)

124 STREET (14,900 VPD)



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
11,094	75,203	192,404



## AVERAGE INCOME

1km	3km	5km
\$116,520	\$70,992	\$70,285



## HOUSEHOLDS

1km	3km	5km
4,815	36,947	90,676



## VEHICLES PER DAY

2,300 on 127 Street  
27,500 on 111 Avenue  
33,400 on Groat Road  
14,900 on 124 Street

## WESTMOUNT NEIGHBOURHOOD OVERVIEW

Positioned in one of Edmonton's most sought-after central neighborhoods, Westmount offers a thriving retail environment with excellent growth potential. Located minutes from downtown, this area is renowned for its vibrant commercial corridor along 124th Street, which attracts both local and regional visitors with its unique mix of boutique shops, upscale dining, and established services.

With strong foot traffic, proximity to affluent residential communities, and easy access to major roadways and public transit, Westmount is an ideal location for retail investment. The neighborhood continues to evolve, benefiting from ongoing residential development and revitalization projects that increase consumer demand. This established, high-traffic area presents a rare opportunity for investors looking to capitalize on Edmonton's growing commercial real estate market in a dynamic urban setting.



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