



FULLY LEASED OFFICE/ RETAIL BUILDING

10030 106 Street, Westlock, Alberta

100% OCCUPANCY

SALE PRICE: \$3,100,000

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COMMUNITY OVERVIEW

Westlock, Alberta, is a thriving town with a population of approximately 5,200 residents, located just an hour north of Edmonton. Over the past few years, the town has experienced steady growth, driven by its strong agricultural roots, expanding business opportunities, and proximity to major transportation routes. With a focus on community development and economic diversification, Westlock has continued to be an great place to live, work, and invest.



PROPERTY DETAILS

- Main tenants include medical office, pharmacy, financial services and a daycare
- Many longstanding tenancies
- Functional design with renovated areas
- Convenient surface and covered parking options

INTRODUCTION

Cushman & Wakefield Edmonton is pleased to present a fully leased office/retail property featuring nine tenants located at 10030 106 Street in the heart of Westlock, Alberta. Offering exceptional functionality, the property features renovated spaces, a welcoming lobby with an elevator, and both surface and covered parking options. Located in the vibrant downtown area, this asset presents an excellent investment opportunity.



PROPERTY DETAILS

Municipal Address:	10030 106 Street, Westlock, Alberta
Legal Address:	Plan 7432AN, Block 20, Lots 22 and 23
Zoning:	Downtown Mixed-Use District
Rentable Area:	20,007 SF
Building Frame:	Concrete Block & Wood Frame
Operating Costs:	±\$5.35 Per SF
Property Taxes:	\$29,600
Year Built:	1985
Lot Area:	0.60 Acres



INVESTMENT DETAILS

Tenants: Associate Medical Clinic, Aspen Primary Care Network, Pidsadowski Pharmacy Ltd., Siegle Financial Corp, JR Daycare, Pristine Floral, Dexter Enterprises, Health Smart Bulk and Natural Foods and Living Sounds Hearing Centre.

Occupancy: 100%

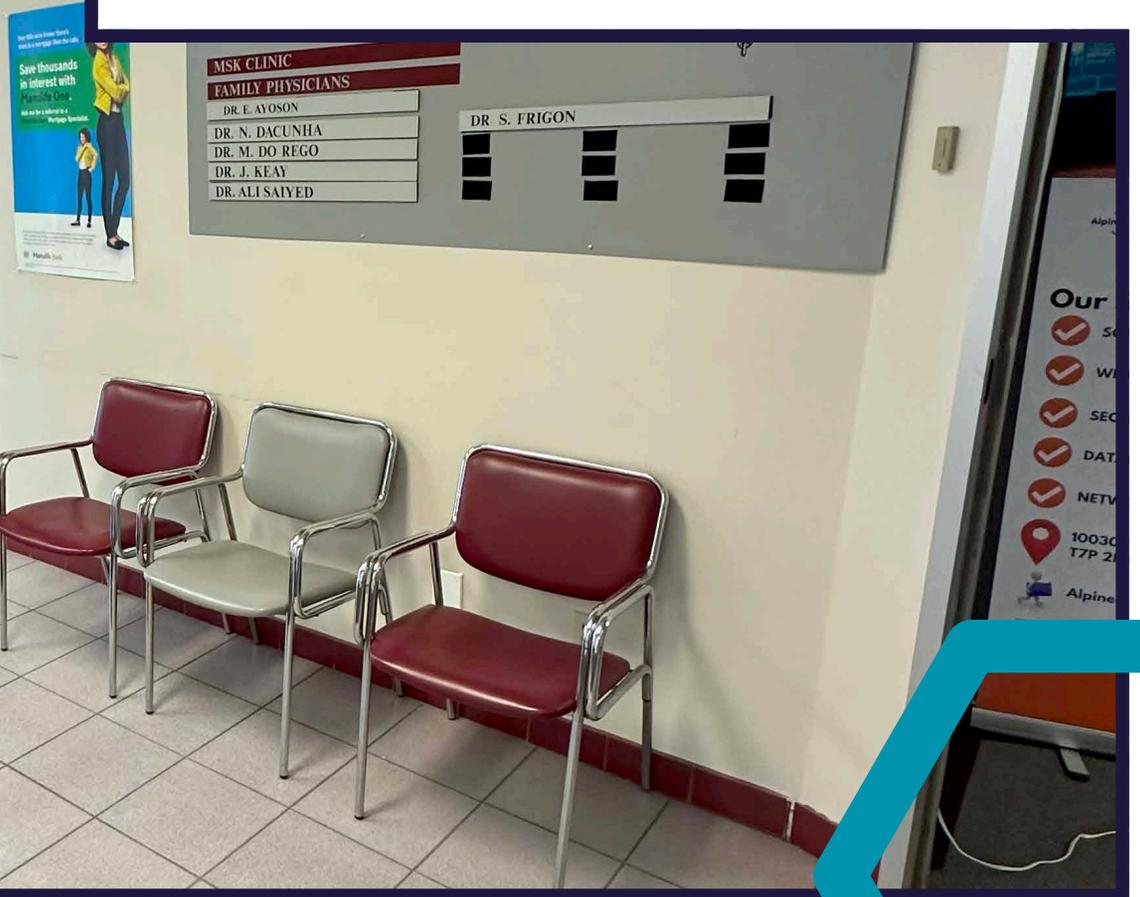
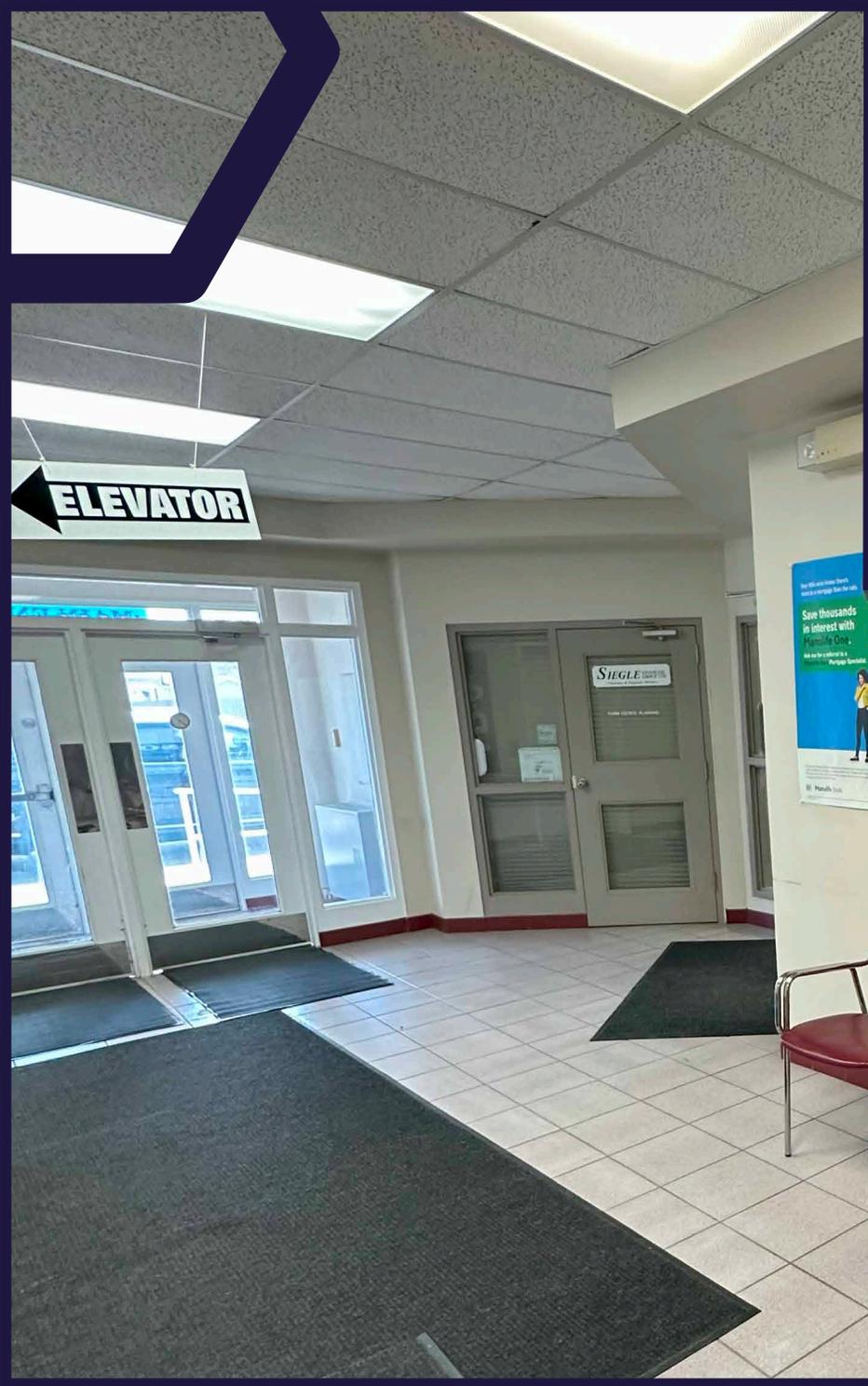
WALT: ±3 years

Net Operating Income: \$293,177.56

Price: \$3,100,000

Capitalization Rate: 9.46%

Mortgage: Treat as clear title



PROPERTY PHOTOS

