

# FORMER KFC

8505-109 Street, Edmonton, AB

**EXCELLENT ACCESS AND AMPLE SURFACE PARKING | HIGH DENSITY RESIDENTIAL IN THE AREA**



**FULLY FIXTURED FREE STANDING FAST FOOD RESTAURANT WITH DRIVE THRU**

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# PROPERTY DETAILS

<b>LAND SIZE</b>	16,437 SF	<b>BUILDING AGE</b>	1996
<b>PROPERTY TYPE</b>	Retail-Free Standing	<b>POWER</b>	Fully Serviced
<b>LEGAL DESCRIPTION</b>	Plan:3901AJ Blk 180 Lot12-15	<b>PROPERTY TAXES</b>	\$23,960
<b>MUNICIPAL ADDRESS</b>	8505-109 Street	<b>BUILDING CONSTRUCTION</b>	Block
<b>ZONING</b>	MU- Mixed Use	<b>PARKING</b>	Surface
<b>BUILDING SIZE</b>	2,260 SF	<b>FLOOR#</b>	1
<b>AVAILABILITY</b>	Immediate	<b>PRICE</b>	\$3,850,000



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
14,104	86,966	201,766



### AVERAGE INCOME

1KM	3KM	5KM
\$85,756	\$111,664	\$116,496



### HOUSEHOLD

1KM	3KM	5KM
7,849	47,392	99,032



### VEHICLES PER DAY

82 Avenue: 15,910 VPD
109 Street: 36,228 VPD