

FOR SALE

NAI Commercial

MCCONACHIE RETAIL



63,855  
POPULATION



2,515  
EMPLOYEES



383  
BUSINESSES



\$1.69B  
TOTAL CONSUMER  
SPENDING



\$117,680  
AVERAGE HOUSEHOLD  
INCOME



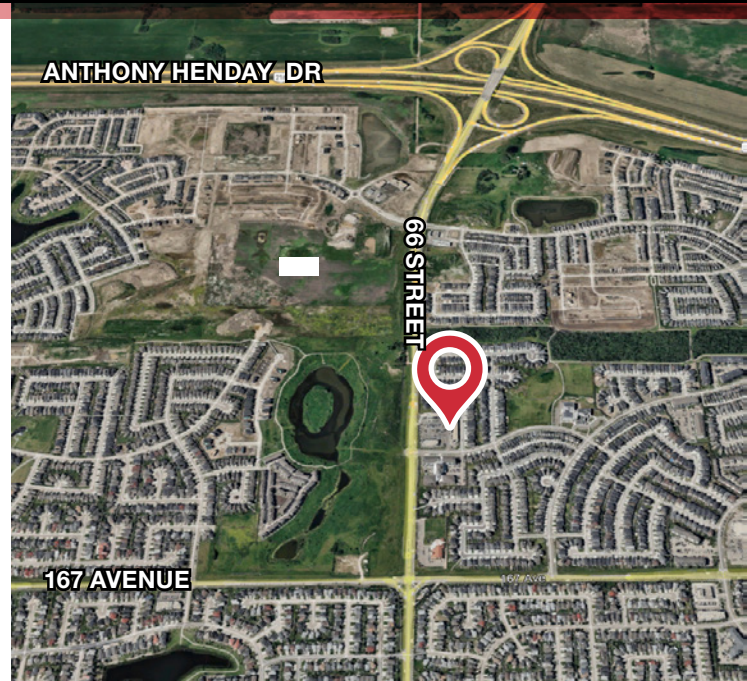
17,612 VPD  
66 STREET NORTH  
OF 170 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

6550 - 170 AVENUE | EDMONTON, AB | 1,612 SF± RETAIL

PROPERTY HIGHLIGHTS

- Opportunity to purchase retail investment property totaling 1,612 sq.ft.
- Fully developed restaurant space including hood fan and walk in cooler
- Current tenant is a Carribean Restaurant on net lease until March 31, 2029
- Current net rental income of \$42,718
- Potential for owner/user occupancy
- Located just off the Anthony Henday in growing neighborhood of McConachie and fronting 66 Street



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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,612 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1820260 Unit 12
ZONING	CB1
AVAILABLE	Immediately
YEAR BUILT	2018
CONDO FEES	TBD (2024 budget)
PROPERTY TAXES	\$19,807.62 (2024)
SALE PRICE	\$750,000

