


FOR SALE


HIGH EXPOSURE INVESTMENT CONDO


NAICommercial





 15,427
POPULATION

 30,872
EMPLOYEES

 1,592
BUSINESSES

 \$444M
TOTAL CONSUMER
SPENDING

 \$111,744
AVERAGE HOUSEHOLD
INCOME

 22,140 VPD
156 STREET NORTH
OF 131 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

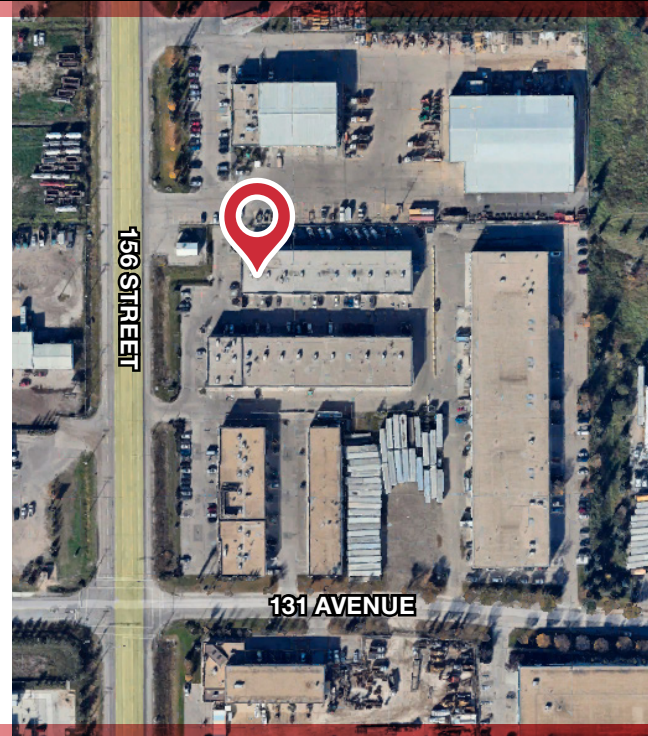
13163 - 156 STREET | EDMONTON, AB | INVESTMENT CONDO

PROPERTY DESCRIPTION

- Two units, each offering 1,800 SF of space
- High-visibility fascia signage facing 156 Street
- Plenty of surface parking available
- Main floor is a fully built out salon with leasing potential (Contact Agent for details)
- Second floor features a premium office build-out
- Long-term leases in place
- Lease details provided upon signing an NDA

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

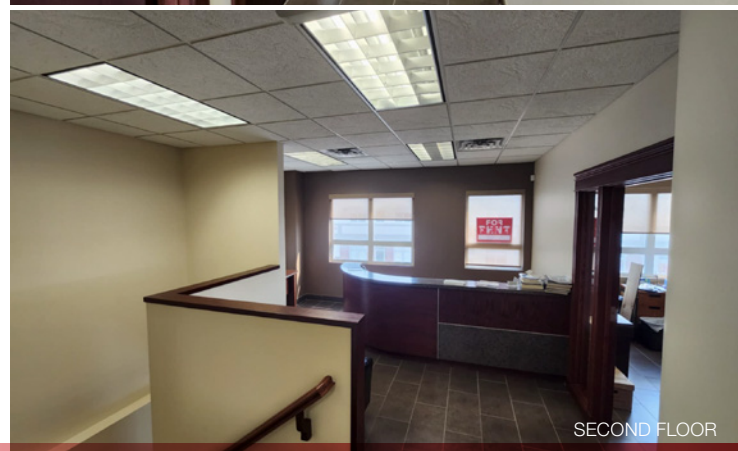
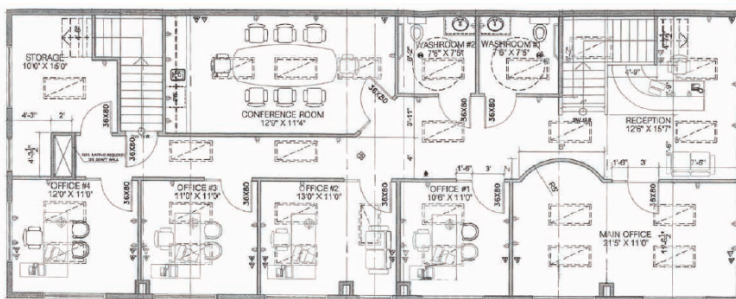
AREA AVAILABLE	3,600 sq.ft.±
LEGAL DESCRIPTION	Plan 1124711 Unit 3
ZONING	BE (Business Employment)
CONDO FEES	\$2,985.00 (2024 budget)
PROPERTY TAXES	\$20,720.59 (2024)
CURRENT NET OPERATING INCOME	\$79,800.00
CAP RATE	7.3%
SALE PRICE	\$1,100,000



MAIN FLOOR



SECOND FLOOR - LEASED



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