

FOR SALE

HIGH EXPOSURE INVESTMENT CONDO

NAICommercial



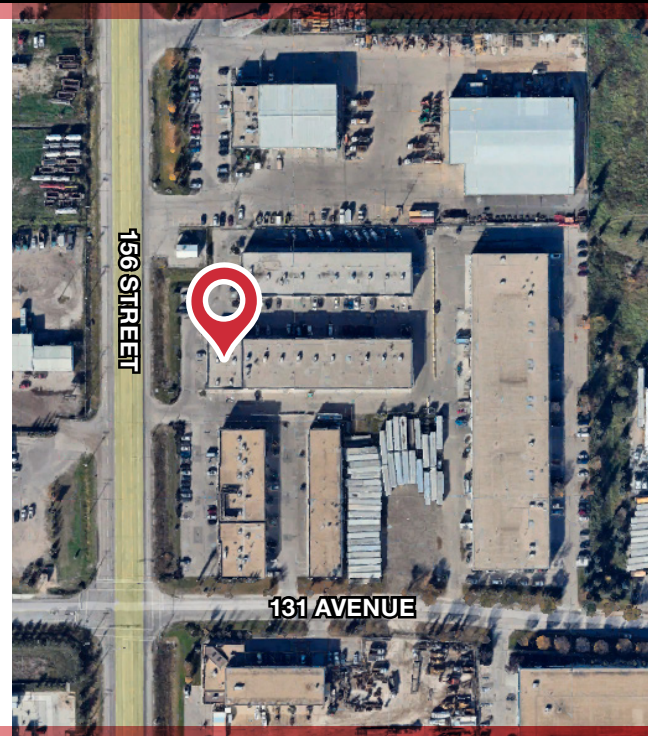
13139 - 156 STREET | EDMONTON, AB | INVESTMENT CONDO

PROPERTY DESCRIPTION

- Exceptional construction quality ensuring a clean, bright display for each unit
- Prominent fascia signage visible from 156 Street
- Abundant surface parking available
- Main floor unit fully equipped as a restaurant
- Second-floor unit designed as premium office space
- Property constructed in 2011
- Potential to purchase restaurant (ask agent for more info)

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



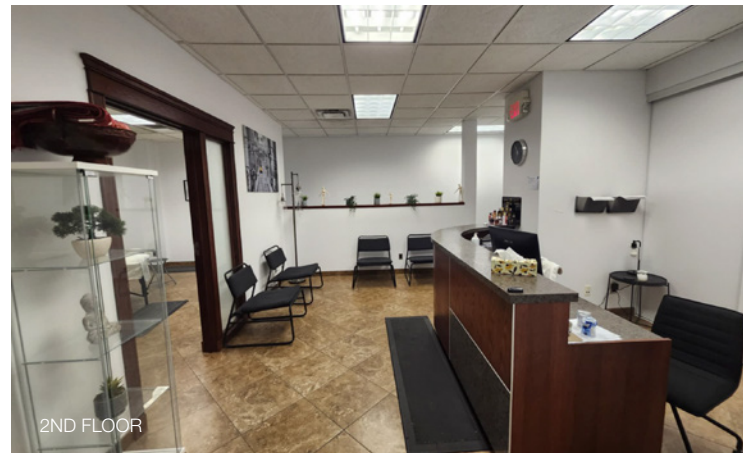
780 436 7410



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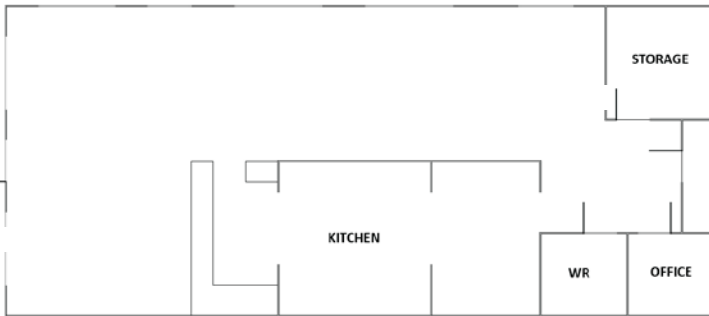
ADDITIONAL INFORMATION

AREA AVAILABLE	1,400 sq.ft.± Main floor 1,400 sq.ft.± 2nd floor 2,800 sq.ft.± total
LEGAL DESCRIPTION	Plan 1222240 Unit 13
YEAR BUILT	2011
ZONING	BE (Business Employment)
CURRENT TENANTS AND EXPIRY	Main floor: Rudy's Donair - Dec 1, 2028 2nd floor: Live Balance Massage - Nov 30, 2027
CONDO FEES	\$319.59/month (2024 budget)
PROPERTY TAXES	\$14,928.34 (2024)
CURRENT NET OPERATING INCOME	\$69,600
SALE PRICE	\$699,500

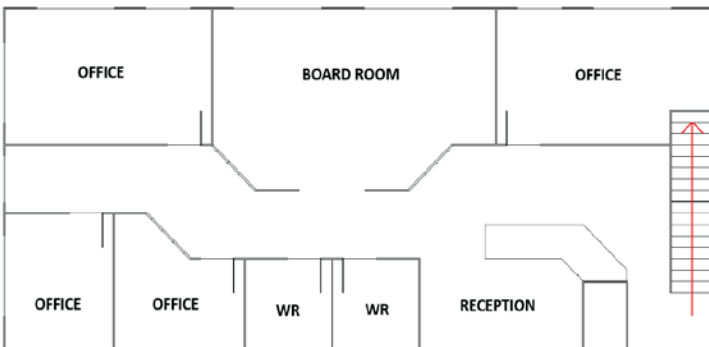


MAIN FLOOR

NORTH ↑



SECOND FLOOR



102,702
DAYTIME POPULATION



\$111,684
AVERAGE HOUSEHOLD INCOME



3.3%
ANNUAL GROWTH 2023-2033



\$438M
CONSUMER SPENDING



31,115
EMPLOYEES

1,605
BUSINESSES



22,140
156 STREET N OF 131 AVE

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS

