

RETAIL INVESTMENT

4240 66 STREET NW, EDMONTON, AB T6K4A2

FOR SALE
\$370,000



PROPERTY DETAILS

- Free Standing Building
- Located on South-West corner of Whitemud Drive & 66 Street NW
- Anchored by McDonald's
- Shadow Anchored by ESSO Gas & Tim Hortons
- Busy Retail Plaza, Street Front Location

Address:	4240 66 St NW, Edmonton
Legal Description:	Plan 1121841, Unit 2
Zoning:	CSC, Shopping Centre Zone
Signage:	Fascia and Pylon Signage
Bay Size:	721 SF
Property Tax:	\$5,530.06 (2021)
Condo Fee:	\$2,700 (2021)
Interior Improvement:	New Exhaust, Makeup Air and HVAC, Full commercial Kitchen for Pizza Restaurant
Parking:	Dedicated store front & ample scrambled

RE/MAX
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COMMERCIAL DIVISION

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant.

THE AREA



DEMOGRAPHICS | 2 KM RADIUS



Population:
Residents: 13,498
Pop. Growth 2018 - 2023: 2.54%



Vehicles Per Day:
66 St NW: 16,500 VPD
Whitemud Drive: 75,800 VPD



Household Income:
AHI: \$82,000
54.1% of households earn over \$100,000

