

RETAIL INVESTMENT

4214 66 STREET NW, EDMONTON, AB T6K4A2

FOR SALE
\$1,400,000



PROPERTY DETAILS

Investment opportunity in a vibrant strip plaza (PLAZA 66) anchored by McDonalds and shadow anchored by ESSO Gas & Tim Hortons. Valley Line LRT runs by the plaza and stops within 5 mins walking distance. This bay has been in use as dental clinic for around 20 years. It is now occupied by an established senior dentist, who took over the clinic recently as a second location with a new head lease.

Address:	4214 66 Street NW, Edmonton, AB T6K4A2
Legal Description:	1121841, Unit 12
Zoning:	CSC, Shopping Centre Zone
Subject Bay Size:	2,860 SF +/-
Plaza Size:	28,000 SF +/-
Name of Plaza:	Plaza 66
Year Built:	1982
Tax:	\$5.82/SF (2021)
Condo Fees:	\$4.71/SF
Tenant:	Dentist
Rent (Average):	\$24.80/SF, NNN
Current Term:	10 Years



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Syamal Raha

Associate Broker

E: Syamal.Raha@AlbertaCRE.ca

D: 780.710.7000

#201, 5607 199 Street Edmonton, AB T6M 0M8

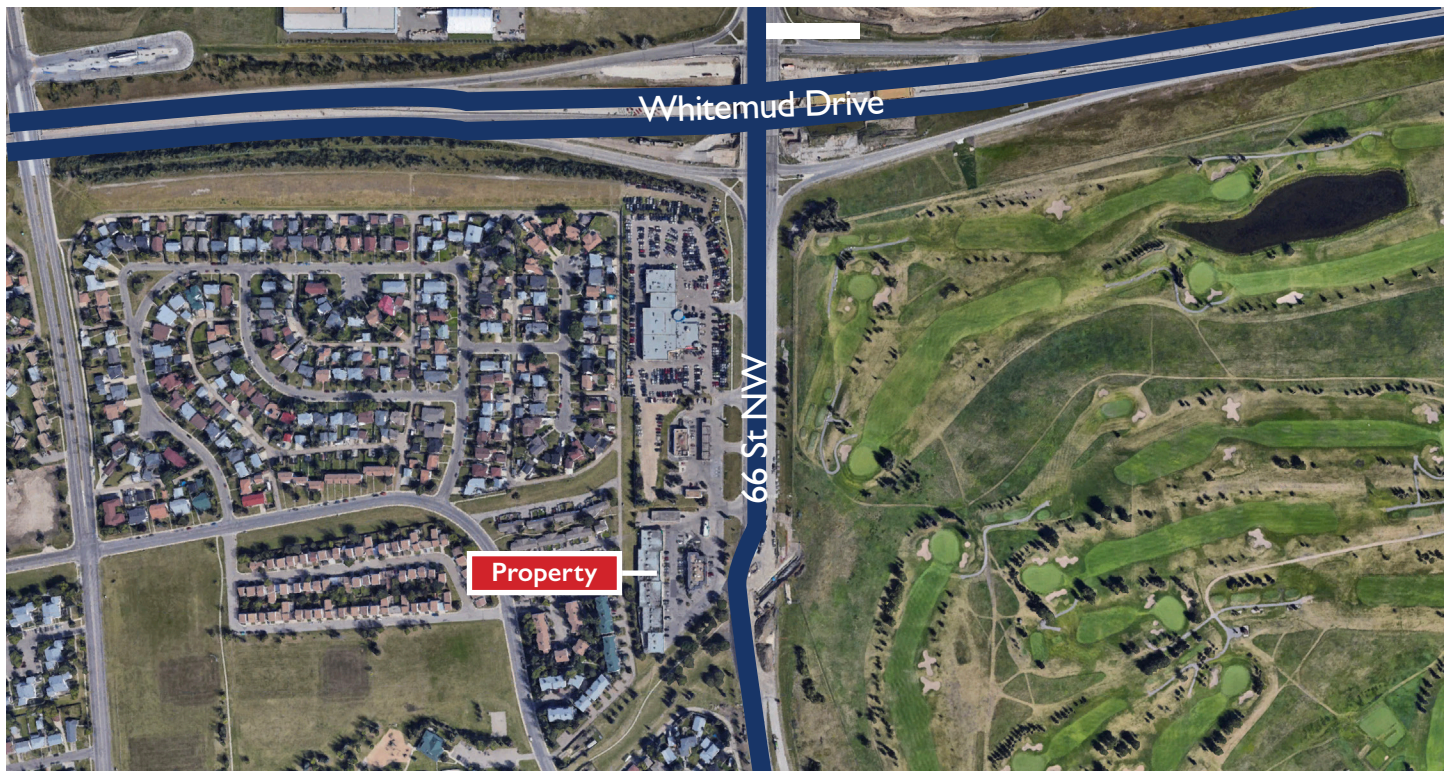
commercialyeg.ca

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

O:780.429.1200

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

