

RETAIL INVESTMENT

4214 66 STREET NW, EDMONTON, AB T6K4A2

FOR SALE
\$1,300,000



PROPERTY DETAILS

Investment opportunity in a vibrant strip plaza (PLAZA 66) anchored by McDonald's. Valley Line LRT runs by the plaza and stops within 5 mins walking distance. Very stable tenant. Good upside potential.

Address:	4214 66 Street NW, Edmonton, AB T6K4A2
Legal Description:	1121841, Unit 12
Subject Bay Size:	2,860 SF +/-
Plaza Size:	28,000 SF +/-
Name of Plaza:	Plaza 66
Year Built:	1982
Tax:	\$5.27/SF (2020)
Condo Fees:	\$4.48/SF
Tenant:	Dentist
Rent:	\$24/SF, NNN
Current Term:	5 Years



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Syamal Raha

Associate Broker

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

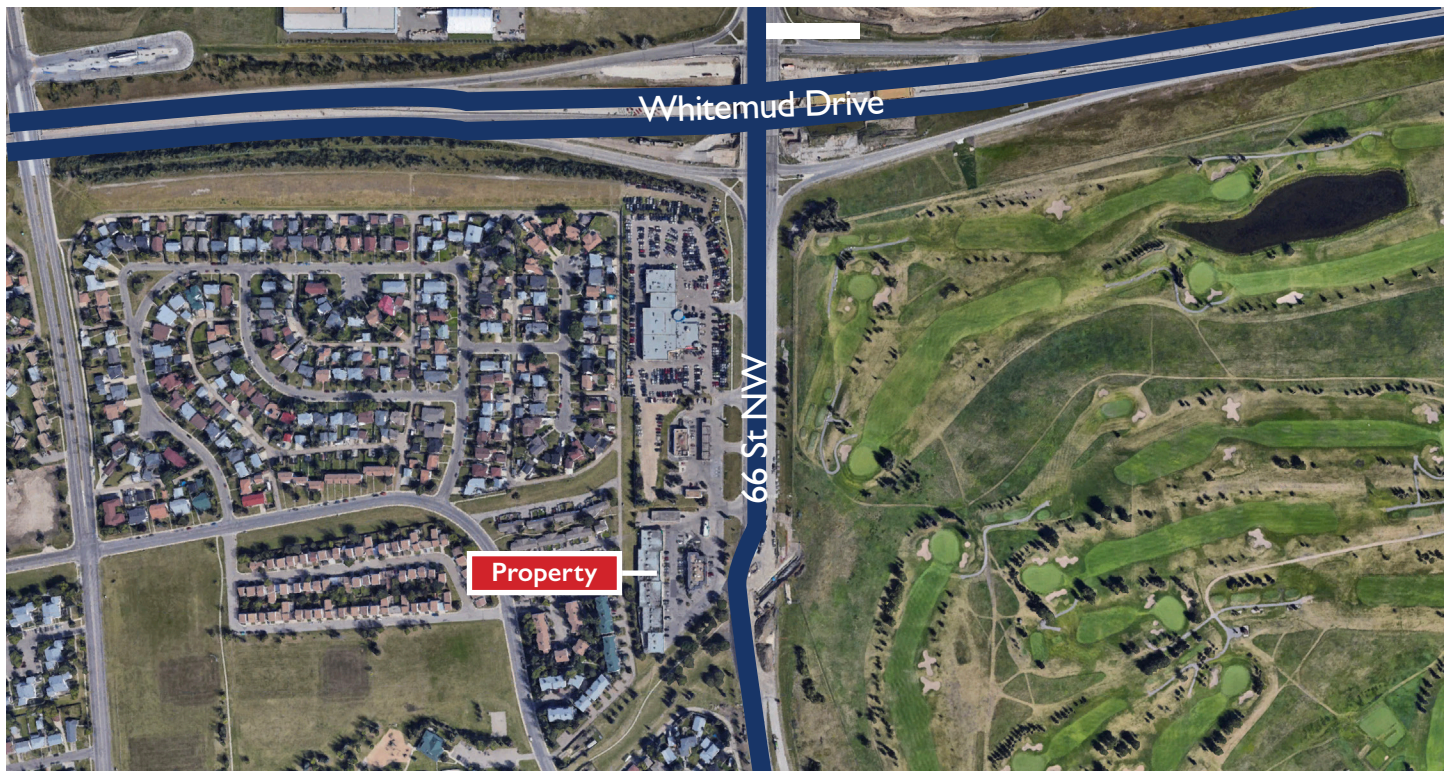
CommercialYEG.ca

#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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. *based on commercial commissions 2017 - 2019

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

