

FOR SALE **KIND ICE CREAM RETAIL CONDO**

9551/9553 76 AVE NW, EDMONTON, AB

FULLY LEASED RETAIL CONDO, NOT BUSINESS SALE



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OVERVIEW / KIND ICE CREAM RETAIL SPACE

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OPPORTUNITY

Excellent opportunity to own a fully leased Retail Condo in Ritchie. The property is leased to Kind Ice Cream, a successful and recognizable local Edmonton business with over 5 years remaining on the lease term. Positioned on 76 Ave and 96 Street, this building gets excellent exposure and is easily accessible. In immediate proximity there is free street parking and a free parking lot to ensure customers can easily access the shopping area. Located next to multiple other businesses, this area acts as a commercial hub and is visited more frequently each year making these condo units a steady investment.



Source: happycow.net



Source: socialenterprisefund.ca

HIGHLIGHTS

- Fully leased main floor commercial retail space
- 1,830 SF of total leasable space
- Storefront access connected to 76 Avenue
- Leased to Kind Ice Cream, a local ice cream shoppe, with other locations in Oliver and Highlands, well-known for its unique flavours and versatile menu
- Current lease expires February 28, 2029
- Exposure to 76 Avenue which connects Ritchie and King Edward Park across the Mill Creek Ravine
- 5 Minute walk to the Mill Creek Ravine trails, a popular destination for dog walking, trail running and biking, and year round festivities
- Notable location in one of Ritchie's trendy shopping districts, including Biera, Little Dutchess Bake Shop, Doughnut Party, Transcend Coffee and Roastery, The Blue Chair, and more
- Walkable from all parts of Ritchie and from other nearby neighbourhoods Strathcona, King Edward Park, and Bonnie Doon
- Ample street parking and parking lots

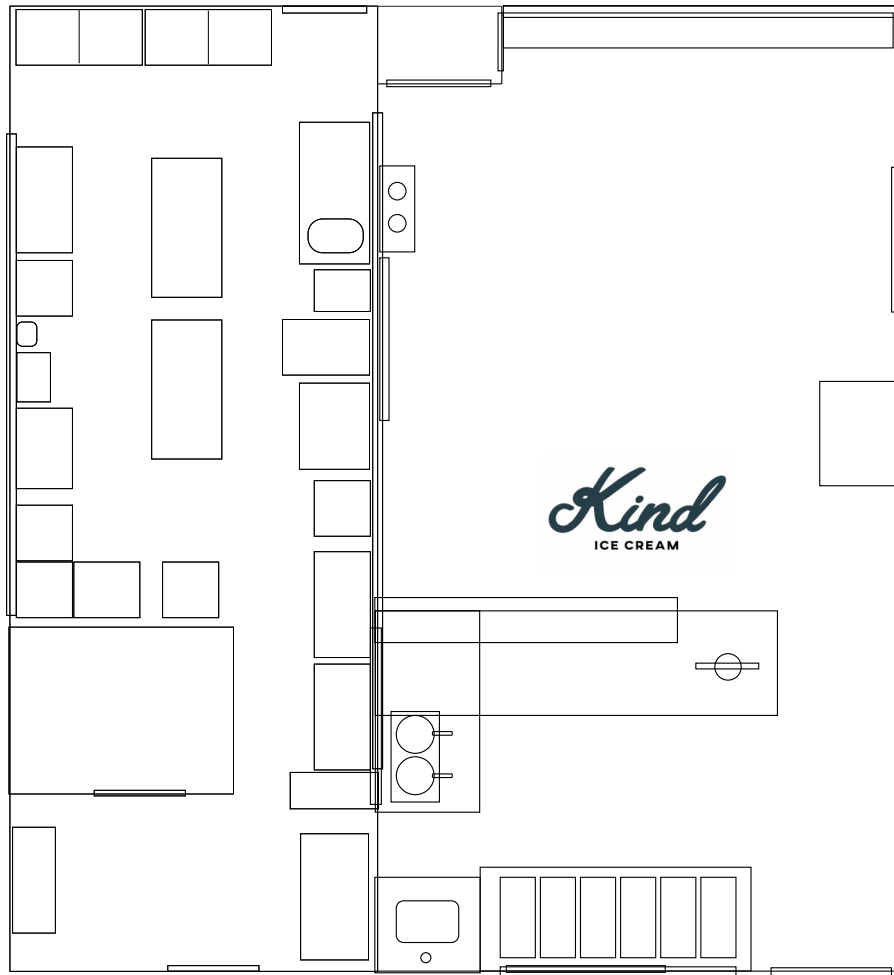
DETAILS / KIND ICE CREAM RETAIL SPACE

9551/9553 76 AVENUE NW, EDMONTON, AB

9553 76 AVE
LEASED BY KIND ICE CREAM
AND LISTED FOR SUBLEASE

9551 76 AVE
KIND ICE CREAM SPACE

76 AVENUE



*Floor plan not exactly as shown



SALIENT DETAILS

Tenant:	Kind Ice Cream
Term Expiry:	February 28, 2029
Size:	1,830 SF
Annual Net Rent:	\$43,200/ year
Sale Price:	\$650,000
Cap Rate:	6.6% Yield
Legal Description:	Condo Plan 9620833, Unit 2
Zoning:	RS - Small Scale Residential
Municipal Address:	9551/9553 76 Avenue NW, Edmonton, AB
Parking:	Ample street parking and parking lots



TENANT PROFILE / KIND ICE CREAM RETAIL SPACE

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[Click here to learn more about Kind Ice Cream](#)



Source: kindicecream.ca

In 2019, a trio comprising Paula Shyba, Nicole Bhar, and Candyce Morris achieved their aspiration of establishing a lively neighborhood ice cream shop in Edmonton. Kind Ice Cream in Ritchie materialized as their brainchild, driven by the ambition to establish a welcoming, community-oriented space where all can forge memories and relish delectable ice cream.

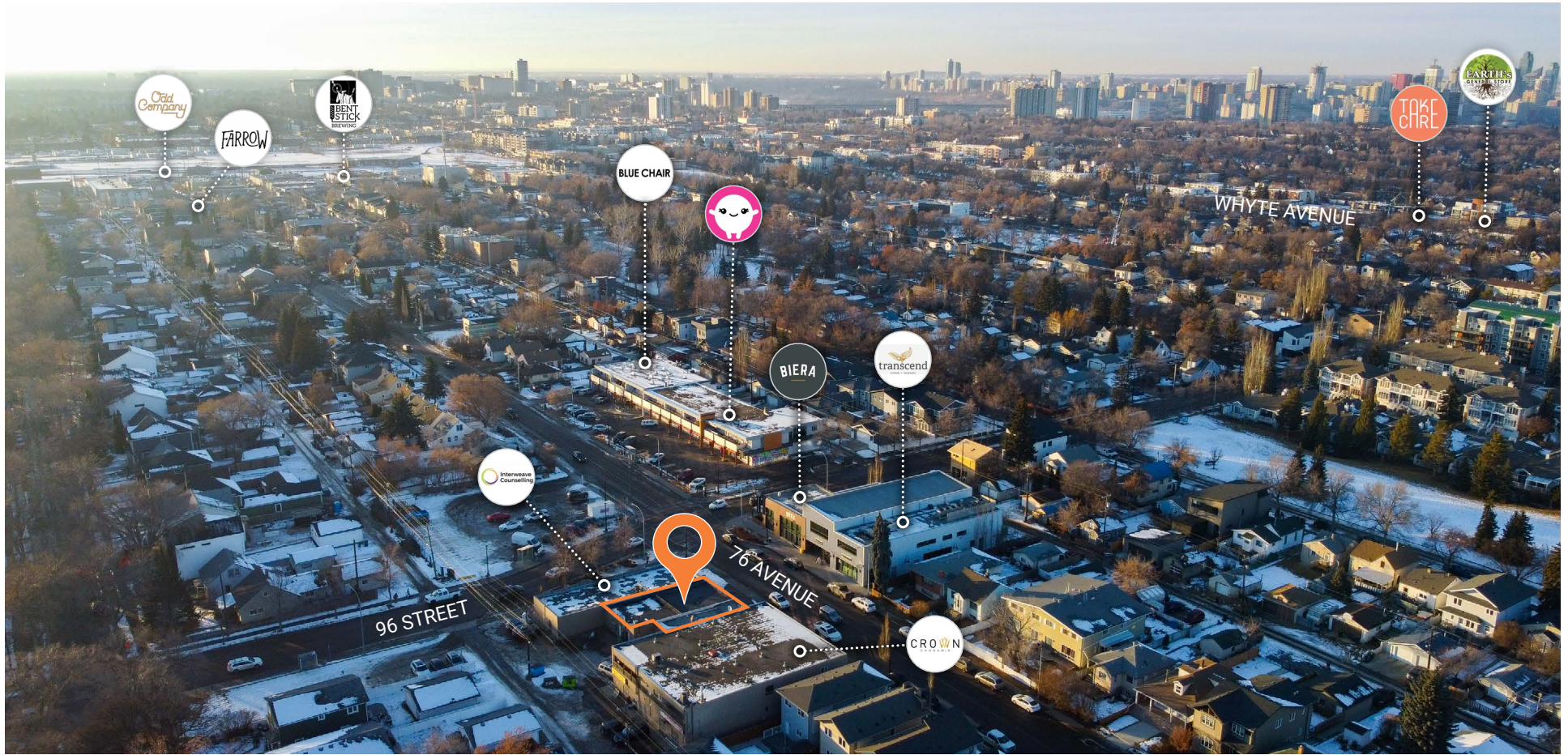
With unwavering community backing, the expansion of Kind Ice Cream into the Highlands and Wihkwentôwin neighborhoods ensued, advancing their vision of fostering togetherness and dispensing joy. Their enterprise, driven by a mission to craft and offer outstanding ice cream, also seeks to cultivate a culture characterized by creativity, inclusivity, and engagement. As proprietors comprised of women, queer, and Indigenous peoples, they advocate for the celebration of differences, steadfastly championing diversity, equity, and inclusion, both within the confines of their business and in the broader community. Their overarching vision is to infuse their community with happiness, connectivity, and vibrancy.



Source: erikaeatseverything.com

AREA + STATS / KIND ICE CREAM RETAIL SPACE

9551/9553 76 AVENUE NW, EDMONTON, AB



2023 Demographic Estimates	1 KM	3 KM	5 KM
Population	8,517	62,490	164,407
Households	3,934	31,658	82,570
Average Household Income	\$113,344	\$104,538	\$102,089



5,000
vehicles
per day



EXPOSURE
along 76 Avenue
& 96 Street



PARKING
ample street
parking



TRANSIT
in direct
proximity



10.1%
anticipated
population growth

76 AVE / KIND ICE CREAM RETAIL SPACE

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NEARBY & NOTABLE

- 1 Interweave Counselling
- 2 Crown Liquor & Cannabis
- 3 Ravine Convenience & Cigars
- 4 Transcend Coffee and Roastery
- 5 Little Duchess Bake Shop
- 6 Biera
- 7 Ritchie Foods
- 8 Doughnut Party Ritchie
- 9 Dhillon Beauty & Hair Salon
- 10 The Blue Chair
- 11 Farrow
- 12 Totem Outdoor Outfitters Ltd.
- 13 Odd Company Brewing
- 14 Ale Architect Brewery
- 15 Fix Auto
- 16 Bent Stick Brewing Co.
- 17 Mod Uncorked Consignment
- 18 Ace Coffee Roasters
- 19 Pablo Cheese Tart
- 20 Blush Lane Organic Market
- 21 Cat Café on Whyte
- 22 The Paint Spot
- 23 Grindstone Comedy Theatre
- 24 Bonjour Bakery
- 25 CIBC
- 26 Esso
- 27 The Legends Barber Shop
- 28 Color de Vino
- 29 Mill Creek Café
- 30 Sewing Machine Factory
- 31 Ricky's All Day Grill
- 32 Ritchie Park
- 33 Donnan Park
- 34 École Joseph-Moreau
- 35 Mill Creek School
- 36 Shamrock Curling Club

PRESENTED BY

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