

FOR SALE 414 50TH STREET

EDSON, AB



► **BUILDING: 5,500 SF**
SITE: 6,500 SF

► **Mike Hoffert**

Mike.Hoffert@
MarcusMillichap.com

+1 (587) 756 1550

Casey McClelland

Casey.McClelland@
MarcusMillichap.com

+1 (587) 756 1560

Kevin Glass

Kevin.Glass@
MarcusMillichap.com

+1 (587) 756 1570

OPPORTUNITY

The Property presents business owners with the rare opportunity to purchase a 5,500 SF retail/office building located on a 6,500 SF site along 50th Street in Edson, AB. Built in 2020, low maintenance and fully leased investment opportunity with long term leases.

HIGHLIGHTS

- Sale Price: \$1,150,000
- 5,500 SF fully leased retail/office building for sale
- Strategically situated on the corner of 50th Street and 4th Avenue, which boasts approximately 1,300 vehicles per day
- Neighbouring retailers include The Source, Scotiabank, CIBC, Indominus Sports Store and more
- Building developed in 2020

Marcus & Millichap

web: MarcusMillichap.ca
email: MGHretail@MarcusMillichap.com

DETAILS + AREA / 414 - 50TH STREET

414 - 50TH STREET, EDSON, AB

Municipal Address: 414 - 50th Street, Edson, AB

NOI: \$88,617.09

Legal Description: Lot 4, Block 21, Plan 1494 AC

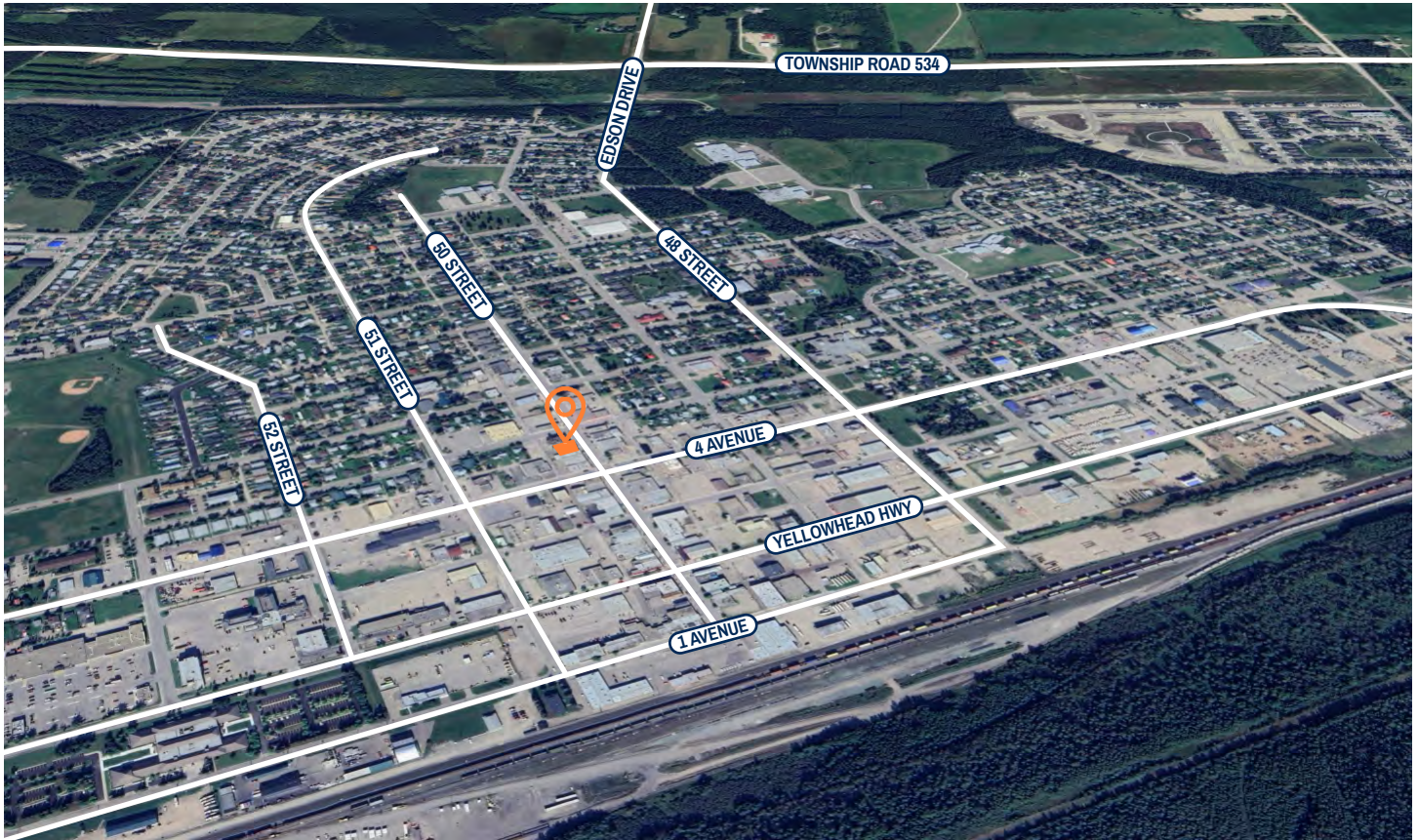
Building Size: 5,500 SF

Sale Price: \$1,150,000

Site Area: 6,500 SF

Cap Rate: 7.7%

Current Tenants: BrokerLink & Urban Image Spa



Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

Casey McClelland / Senior Vice President
Casey.McClelland@
MarcusMillichap.com
+1 (587) 756 1560

Kevin Glass / Senior Associate
Kevin.Glass@
MarcusMillichap.com
+1 (587) 756 1570

Mike Hoffer / Senior Associate
Mike.Hoffer@
MarcusMillichap.com
+1 (587) 756 1550

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