

Property Brochure - 8956 118 Avenue

Investment Opportunity

Welcome to 8956 118 Avenue - a fully leased mixed-use property offering excellent exposure in a high-traffic commercial corridor. Ideal for investors seeking a turnkey revenue property with consistent income and future growth potential.

Property Highlights

- Mixed-use building with two residential apartments and a main floor family restaurant
- Total Apartment Area: 1,465 sq ft (upper level)
- Restaurant Area: 1,419 sq ft (main level)
- Built in 1949 with numerous upgrades: windows, exterior, roof, and boiler
- Zoned CB2 - Commercial Mixed Business Zone
- Excellent exposure to 118 Avenue with public transit access

Financial Overview

- Current Gross Income: \$5,000/month or \$60,000/year
- Net Operating Income (NOI): \$42,600/year
- Estimated Operating Expenses: \$17,400/year
- Cap Rate: Approximately 7.00%
- Pro Forma Available Upon Request

Why Invest Here?

This property offers a rare opportunity to secure a high-exposure asset in a revitalizing area. With stable tenants in place, recent building upgrades, and strong cash flow, 8956 118 Avenue is the ideal addition to your investment portfolio.