



Hiep Thanh Warehouse Building

RETAIL & WAREHOUSE OPPORTUNITY

8704 - 106A AVENUE, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAI EDMONTON.COM

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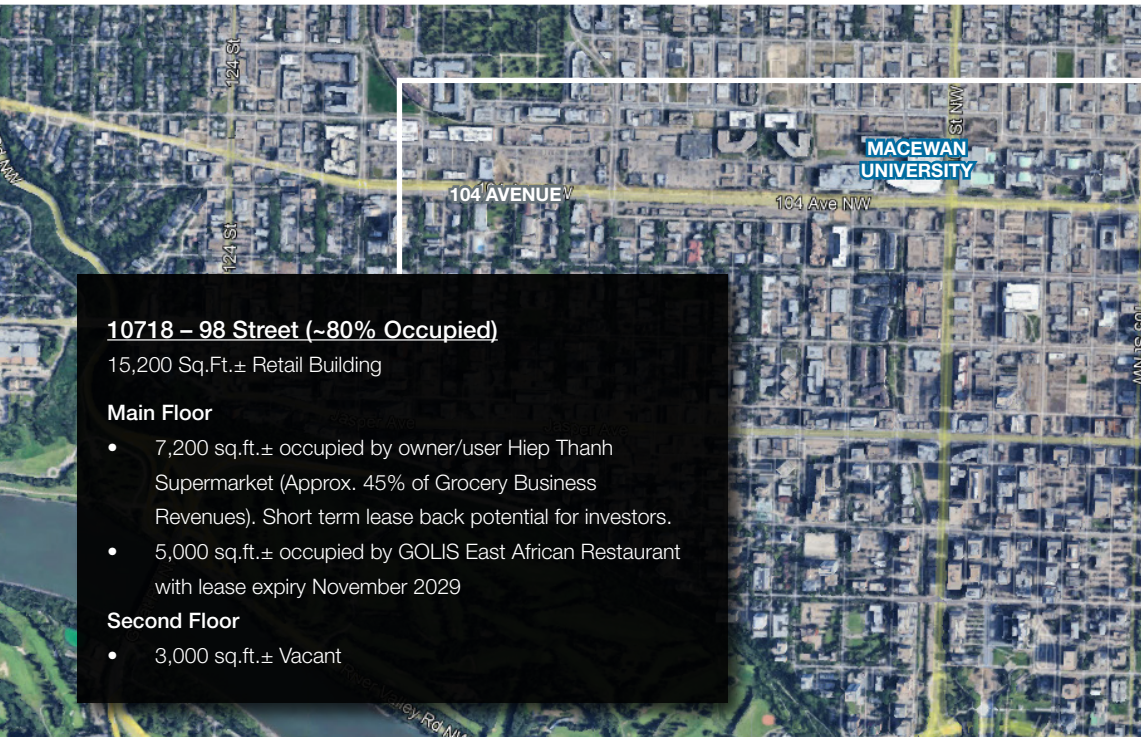
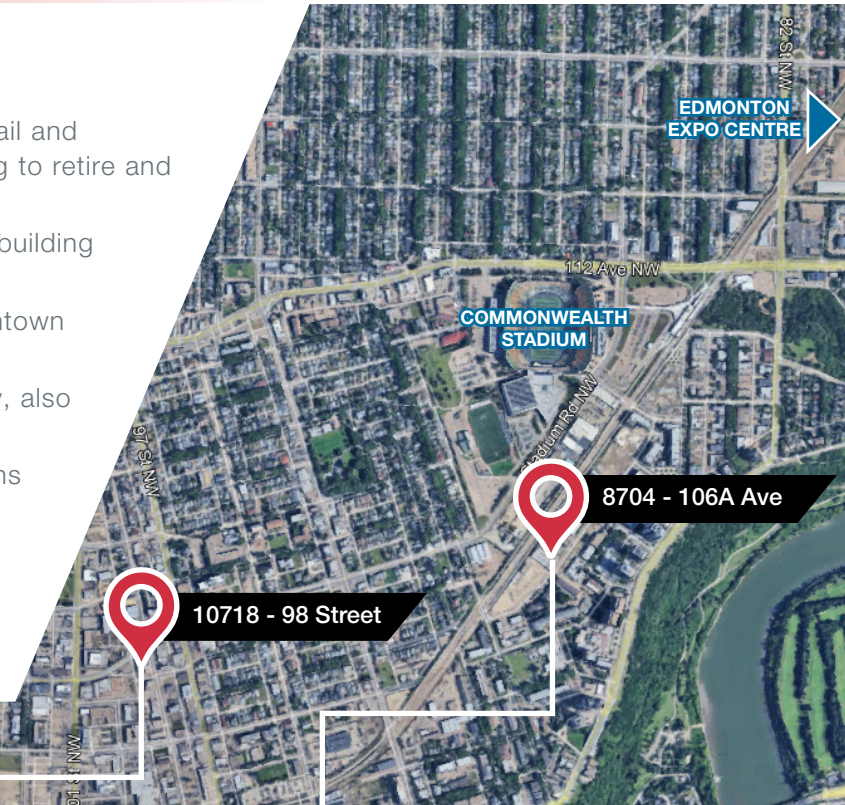
NAICommercial

Investment &/Or Owner-User Opportunity

Operating since 1991, Hiep Thanh is a well-established Asian grocery store serving both retail and wholesale customers from two downtown Edmonton properties. The owners are now looking to retire and are offering both properties for sale.

- The offering includes a 16,200 sq. ft. multi-tenant warehouse and a 15,200 sq. ft. retail building (please inquire for full package details).
- Both properties are partially occupied by the grocery store and centrally located in downtown Edmonton.
- The Warehouse includes dock loading and offers up to 8,100 sq. ft. of potential vacancy, also with leaseback options available.
- The Retail building offers up to 10,200 sq. ft. of potential vacancy, with leaseback options available.

This is an excellent opportunity for an investor or owner-user to acquire an established business along with strategically located real estate, or to redevelop in a high-demand urban location. **The sellers are open to reviewing offers on the individual buildings separately.**



10718 – 98 Street (~80% Occupied)

15,200 Sq.Ft.± Retail Building

Main Floor

- 7,200 sq.ft.± occupied by owner/user Hiep Thanh Supermarket (Approx. 45% of Grocery Business Revenues). Short term lease back potential for investors.
- 5,000 sq.ft.± occupied by GOLIS East African Restaurant with lease expiry November 2029

Second Floor

- 3,000 sq.ft.± Vacant

8704 – 106A Ave (100% Occupied)

16,200 Sq.Ft. + Warehouse Building

Main Floor

- 8,100 sq.ft.± occupied by owner/user Hiep Thanh Supermarket (Approx 55% of Grocery Business Revenues). Short term leaseback potential for investors.
- 8,100 sq.ft.± occupied by long term tenant with lease expiry in 2027

8704 - 106A Avenue NW



**RARE OPPORTUNITY TO
PURCHASE MULTI-TENANT
DISTRIBUTION BUILDING IN
DOWNTOWN EDMONTON**

**ADDITIONAL RENTAL
INCOME IN PLACE**

**PERFECT FOR WHOLESALE
FOOD DISTRIBUTION USER**



LEGAL DESCRIPTION	Plan 708HW Block 8 Lot 2
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
YEAR BUILT	1975
BUILDING SIZE	16,200 sq.ft.±
SITE	0.66 acres±
LOADING	Dock
PROPERTY TAXES	\$40,118 (2024)
NET INCOME	Please inquire
SALE PRICE	\$2,300,000

 **88,647**
POPULATION

 **101,566**
EMPLOYEES

 **4,579**
BUSINESSES

 **\$2.69B**
TOTAL CONSUMER
SPENDING

 **\$76,304**
AVERAGE HOUSEHOLD
INCOME


 **1,290 VPD**
106A AVE WEST OF 85 ST


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