



12654 Fort Road Edmonton AB

\$1,365,000

Turn Key! Net Cap Rate of Approx 7 % Excellent Visual Exposure - One of 2 tenants Long Term triple A + Major Box store retail client - Super Income of \$91,500 net per year incl 3% collection loss n/a in reality. One floor building approx 5457 sq ft in excellent condition, paved parking 14 vehicles plus. Super high vis corner location - roads, sidewalks etc recently re done, very nice curb appeal, setting to match. The property has a large lot of 13,551 sq ft - potential of great multi re development making for a multi investment, cash now, plus future re development, adjacent lands potentially available. New roads, sidewalks, Yellowhead Trail Upgrade, Fort Road rejuvenation have brought many new builds, multi units, services such as athletic centers presently under construction. LRT is close, high visual traffic flow and surrounding community make Major Box Store retail etc very desired, successful. Tenants leases till 2028 with longer options to renew. Low Maintenance Investment - A GREAT INVESTMENT

Listing Presented By:



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