

**NO PHOTO AVAILABLE**

**For more photos &  
information, please  
contact me.**

## Edmonton Alberta

\$449,900

Offered for sale is a fully net leased restaurant/commercial kitchen located in the highly desirable Ellerslie Industrial neighborhood in southwest Edmonton. This centrally located main floor retail bay is leased to a take-out restaurant on a long term lease since 2022. The current rental rate provides a net operating income reflecting a 7.5% capitalization rate (based on list price). With future ability to renew at higher rates built into the lease. This property is desirable to businesses as it provides a turnkey commercially approved commercial kitchen, in a small affordable footprint, with access to new residential areas on the doorstep to South Edmonton Common. Other Property Types: Retail Subject Space Width: 15 Ownership Interest: Condo Property Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Chad Snow Appointment Phone: 780-436-7410 Paragon Listing ID: E4463339 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



**RE/MAX River City**

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Edmonton, AB, T5L4P6

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