



Edmonton Alberta

\$1,749,000

Investment Property Opportunity- A great opportunity to start or expand your portfolio with a solid investment property. The building underwent extensive renovations in 2024 and is currently leased to a well-established daycare business, providing a secure and stable tenant. The NNN lease is for 10 years until December 2034, with two additional 5-year renewal options, ensuring long-term stability. Attractive rent escalations are built in every two years, increasing both cash flow and property value. The property is currently listed at a cap rate above 6%, with projections to reach around 7% by the end of 2026--and continuing to grow with each escalation. Don't miss this opportunity to acquire a fully renovated property with excellent returns and strong future growth. Please respect confidentiality, strictly do not approach the tenant. (id:6769)

Listing Presented By:



Originally Listed by:
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