

Edmonton Alberta

$1,398,800

Fully leased retail investment offered at an approximately 6% cap rate in South Edmonton. Offered together, these two retail condominium properties comprise approximately 2,503 sq. ft.: 1035 Parsons Road SW offers approximately 1,174 sq. ft., and 1039 Parsons Road SW offers approximately 1,329 sq. ft. Occupied by an Indian restaurant and a pizza restaurant under long-term net leases, the offering features in-place rental income, scheduled contractual rent increases, and tenant renewal options. Sale includes real estate only; tenant businesses are excluded. Buyer to assume existing tenancies and leases, including the landlord's obligations thereunder. Cap rate is based on the asking price and stated net operating income, subject to buyer verification. (id:6769)

Listing Presented By:

Originally Listed by:
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