

PROPERTY PHOTOS



85,000 SQ. FT. ON 3.84 ACRES (LAND AND BUILDING)
SALE PRICE: \$6,000,000

PROPERTY HIGHLIGHTS

- Unique opportunity to own a fully leased recreation and restaurant/banquet facility
- Great visibility from Gateway Boulevard with traffic counts of $\pm 47,700$ vehicles per day (2015)
- Located in Parsons Industrial
- Easily accessible from Parsons Road
- Annual income of \$396,000



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INVESTMENT SALE

Edmonton Sportsdome Complex

10104 32 Avenue, Edmonton, Alberta

Property Information

Market:	Parsons Industrial
Zoning:	IB - Industrial Business
Site Size:	3.84 acres
Building Size:	85,000 sq. ft.
Year Built:	1991, 1997 and 2009
Primary Uses:	Sportsdome (floor hockey/roller derby) Spikes Restaurant/Lounge Celtic Banquet Hall

Space Breakdown

Sportsdome:	66,000 sq. ft.
Clubhouse:	19,000 sq. ft.
Total:	85,000 sq. ft.

Investment Information

Net Operating Income:	\$396,000
Occupancy Rate:	100%
Property Ownership:	Fee simple
Capitalization Rate:	6.6%
Lease Expiries:	June 30, 2020
Lease Type:	Net
Tenant:	Modan Management & Consulting Inc.
Chattels:	Includes many chattels (list to be provided)

Aerial



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