

**Total of 2,700 Sq. Ft.**  
**Sale Price: \$699,000**

### Property Highlights

- Double lot located on the corner of 67 Street & 124 Avenue
- 2,700 sq. ft. warehouse with front showroom
- Located 1 block from Yellowhead Trail
- 900 sq. ft. tenanted bungalow located on site
- Enclosed private parking lot
- 100 amp wiring
- Zoned IH - Heavy Industrial



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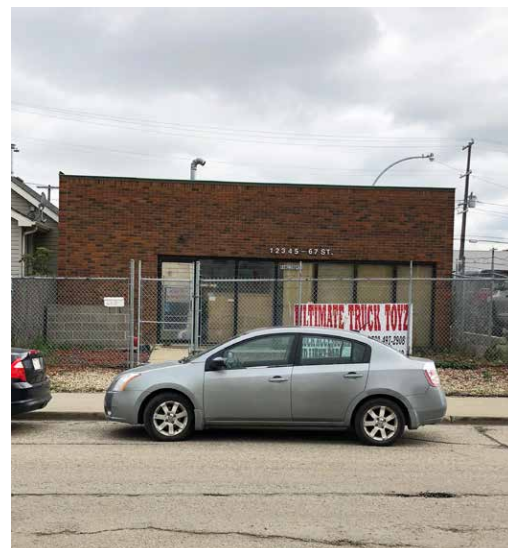
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## Property Details

<b>Building Size:</b>	2,700 sq. ft. - Main Floor Space
<b>Site Size:</b>	0.19 acres (8,359 sq. ft. lot)
<b>Loading Doors:</b>	One (1) 10' x 12' grade door
<b>Zoning:</b>	IH - Heavy Industrial
<b>Ceiling Height:</b>	14'
<b>Power:</b>	100 amp
<b>Legal Description:</b>	Plan 1307P, Block 21, Lots 14 and 15
<b>Property Taxes (2018):</b>	\$11,559.54 (2 lots combined)
<b>Sale Price:</b>	\$699,000



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WAKEFIELD**  
Edmonton

FOR SALE

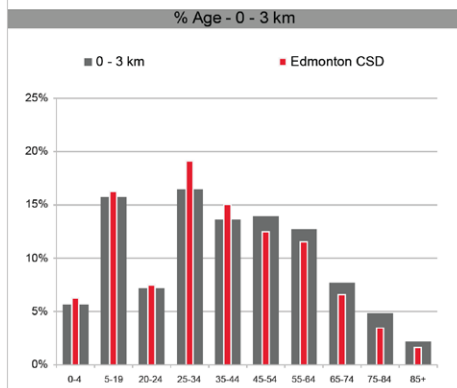
# Owner/User Opportunity

12345/49 67 Street, Edmonton, AB

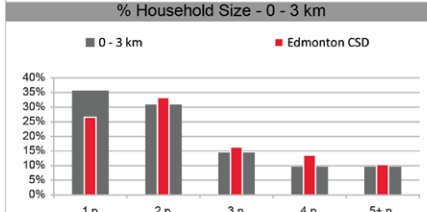
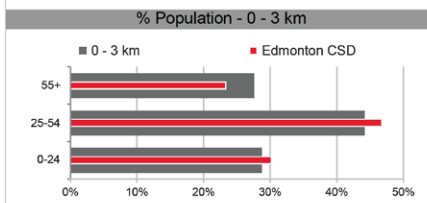
## Demographics

BUSINESSES			
Major Retailers			
Retailer Name	Address	Dist. (km)	
Dollarama	11807 48Th Street Nort...	2.16	
Staples Canada	13118 50Th Street	2.29	
Dollarama	137 Ave	2.42	
The Home Depot	13304-50Th St Nw	2.44	
Best Buy Canada	149 - 1 Londonderry Ma..	2.54	
Costco Wholesale Corp.	13650 50 St Nw	2.59	
Winners	6806 137 Avenue	2.59	
Dollarama	4278 137 Ave. Nw	3.10	
Best Buy Canada	4250 137 Ave.	3.23	
Dollarama	11720 34Th Street N.W	3.41	
Grocery & Drug Stores			
G & D Name	Address	Dist. (km)	
Safeway Canada	8118 -118 Avenue Nw	1.72	
Shoppers Drug Mart	8121 118 Ave Nw	1.83	
Shoppers Drug Mart	12745 50Th St Nw	1.93	
Rexall Canada	13709 - 66 Street Nw.	2.31	
Save-On-Foods Canada	8124 - 112Th Avenue	2.41	
Shoppers Drug Mart	6806 137Th Ave. Nw, Un.	2.44	
Save-On-Foods Canada	1101 - 1 Londonderry M..	2.45	
Safeway Canada	500 Manning Crossing N.	2.78	
Shoppers Drug Mart	3812 118 Ave	3.02	
Shoppers Drug Mart	4940 137 Avenue Nw	3.03	
Banks			
Bank Name	Address	Dist. (km)	
Canadian Imperial Bank of	8004 - 118th Avenue	1.05	
Scotiabank Canada	8108 118th Avenue Nw,	1.09	
BMO Financial	137TH AVE & 66TH ST	1.33	
TD Canada Trust	13318 50 Street Nw	1.54	
Royal Bank of Canada	129 Manning Crossing N.	1.60	
TD Canada Trust	36 Londonderry Mall	1.61	
Canadian Imperial Bank of	13610 - 50th Street	1.62	
Royal Bank of Canada	4000 118 Ave Nw	1.77	
Canadian Imperial Bank of	3924 - 118th Avenue Nort	1.81	
Scotiabank Canada	13150 97th Street,	2.16	

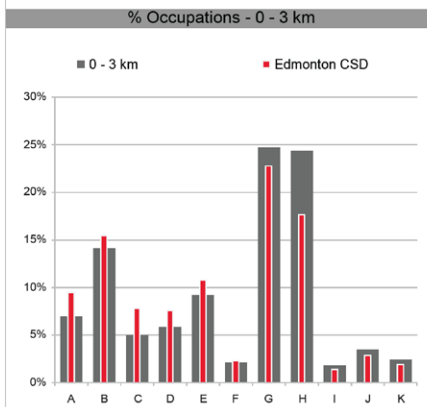
AGE			
	0 - 3 km	Edmonton	
Population by Age	64,794	1,031,271	
0 to 4 years	3,666	65,002	
5 to 19 years	10,206	167,913	
20 to 24 years	4,652	77,468	
25 to 34 years	10,663	197,269	
35 to 44 years	8,825	155,245	
45 to 54 years	9,029	128,700	
55 to 64 years	8,240	119,029	
65 to 74 years	4,979	68,175	
75 to 84 years	3,132	35,615	
85 years and over	1,402	16,855	
Median Age	38.4	35.5	



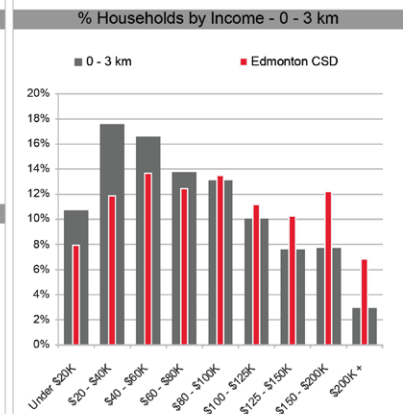
POPULATION & HOUSEHOLD SUMMARY			
	0 - 3 km	Edmonton	
2016 Population (Census)	61,285	969,186	
2018 Population Estimate	64,794	1,031,271	
2021 Population Projection	70,891	1,129,899	
% Pop. Change (2016-18)	5.7%	6.4%	
% Pop. Change (2018-21)	9.4%	9.6%	
2018 Families in Private HHs	16,829	276,979	
Couple census families	12,889	236,517	
Without children	6,529	106,737	
With children	6,360	129,780	
Lone-parent families	3,940	40,462	
Average Persons Per Family	2.9	3.0	



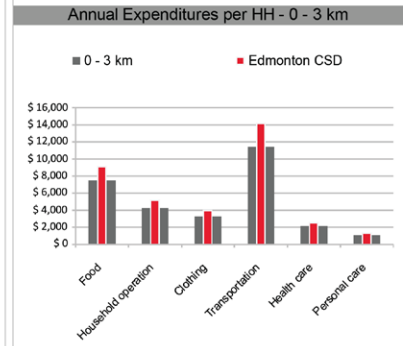
LABOR FORCE & OCCUPATIONS			
	0 - 3 km	Edmonton	
Labour Force by Occupation	34,628	600,350	
A Management	2,409	57,056	
B Business & Finance	4,891	92,904	
C Natural Sciences	1,725	46,844	
D Health	2,020	45,463	
E Educ, Gov't, & Religion	3,181	64,634	
F Art, Culture, Rec, & Sport	734	13,882	
G Sales & Service	8,561	136,692	
H Trades & Transportation	8,442	105,961	
I Primary Industry	624	8,339	
J Processing & Manufacturing	1,206	17,188	
K Not Applicable	838	11,387	



INCOME			
	0 - 3 km	Edmonton	
Under \$20K	2,831	31,907	
\$20 - \$40K	4,635	47,715	
\$40 - \$60K	4,378	54,940	
\$60 - \$80K	3,630	49,956	
\$80 - \$100K	3,459	54,135	
\$100 - \$125K	2,650	44,903	
\$125 - \$150K	2,006	41,267	
\$150 - \$200K	2,044	49,109	
\$200K +	779	27,473	
Average Household Income	\$ 83,707	\$ 113,281	
Median Household Income	\$ 67,252	\$ 86,577	



EXPENDITURES PER HOUSEHOLD			
	0 - 3 km	Edmonton	
Expenditure Per Household	\$ 56,478	\$ 69,199	
Food	\$ 7,447	\$ 9,083	
Shelter	\$ 16,834	\$ 20,437	
Household operation	\$ 4,230	\$ 5,176	
Household equipment	\$ 1,922	\$ 2,383	
Clothing	\$ 3,235	\$ 3,964	
Transportation	\$ 11,439	\$ 14,180	
Health care	\$ 2,105	\$ 2,542	
Personal care	\$ 1,087	\$ 1,325	
Recreation	\$ 3,465	\$ 4,342	
Reading materials	\$ 146	\$ 178	
Education	\$ 1,503	\$ 1,845	
Tobacco and alcohol	\$ 1,160	\$ 1,418	
Games of chance	\$ 142	\$ 168	
Miscellaneous expenditure	\$ 1,765	\$ 2,159	



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