



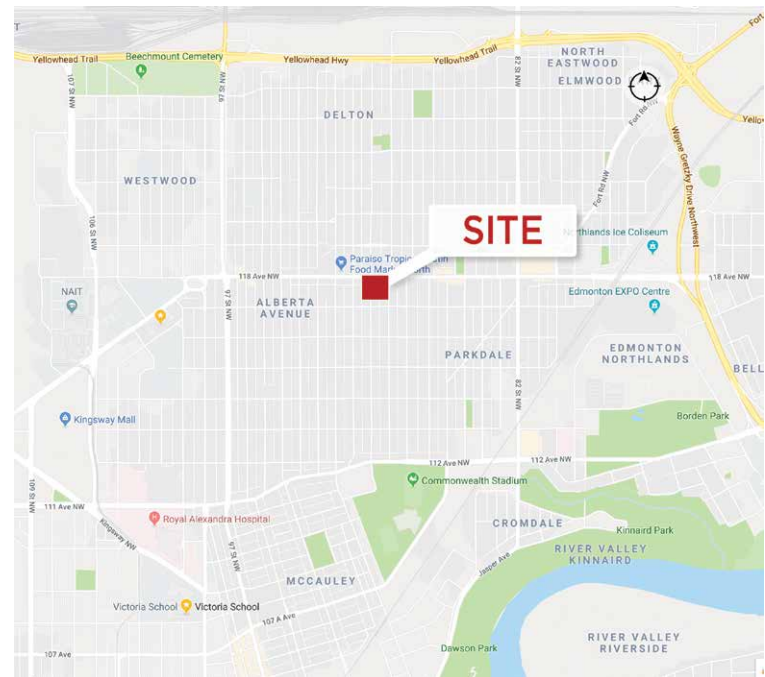
SALE PRICE: \$895,000

OWNER USER-OPPORTUNITY

Rare Corner Lot Opportunity Available For Sale or Lease

Property Highlights

- High exposure site
- Rare opportunity to own
- Arterial roads, public transit, and close proximity to Downtown.
- Great signage opportunity including pylon signage
- Surface parking stalls
- Corner location with strong visibility



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Property Details

Municipal Address: 8933 118 Avenue

Legal Description: Lot 14, Block 63, Plan RN43B RN22

Zoning: CB2 General Business Zone

Building Size: 2,450 SF

Built: 1987

Lot Area: 6,170 SF

Basic Rent: \$18.00 per SF

Additional Rent: \$11.00 per SF

Availability: Immediately

Sale Price: \$895,000.00



Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	11810 103 St Nw	1.29
Winners	10200-102Nd Avenue Nw	3.01
Canadian Tire	11839 Kingsway Avenue	3.10
Dollarama	10200 102 Ave Nw	3.17
Best Buy Canada	10304 109Th St. Nw	3.44
Dollarama	9450 137 Ave Nw	3.44
Dollarama	137Th Ave & 66Th St	3.59
Dollarama	11426 104 Ave Nw	3.69
Staples Canada	11812 104Th Avenue Nw	3.94
Winners	12060-104 Ave	4.18
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	8121 118 Ave Nw	0.83
Safeway Canada	8118 - 118 Avenue Nw	0.87
Save-On-Foods Canada	8124 - 112Th Avenue	1.21
Rexall Canada	10240 Kingsway Avenue	1.87
Shoppers Drug Mart	1 Kingsway Garden Mall.	1.96
Rexall Canada	10507 Kingsway Ave Nw.	2.02
Rexall Canada	10646-101 Street	2.35
Real Canadian Superstore	11541 Kingsway Ave Nw	2.86
Shoppers Drug Mart	10200 102 Ave Nw, Unit..	3.09
Shoppers Drug Mart	10255 101 St Nw, Unit ...	3.14
Banks		
Bank Name	Address	Dist. (km)
Scotiabank Canada	8108 118th Avenue Nw,	0.55
Canadian Imperial Bank of	8004 - 118th Avenue	0.61
BMO Financial	208 KINGSWAY MALL	1.16
Royal Bank of Canada	10567 Kingsway Ave	1.27
Scotiabank Canada	13150 97th Street,	1.60
Royal Bank of Canada	10180 101 St Nw, Suite 2	1.79
Royal Bank of Canada	10111 104 Ave Nw-Unit 1	1.79
TD Canada Trust	10205 101 St	1.93
Royal Bank of Canada	9499 137Th Ave	1.94
BMO Financial	10185 - 101 ST NW	1.99

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	67,911	969,186
2019 Population Estimate	72,331	1,032,569
2022 Population Projection	77,810	1,113,601
% Pop. Change (2016-19)	6.5%	6.5%
% Pop. Change (2019-22)	7.6%	7.8%
Families in Private HHs		
Couple census families	12,566	280,388
Without children	6,651	107,643
With children	5,915	129,648
Lone-parent families	4,015	43,097
Average Persons Per Family	2.8	3.0
% Population - 0 - 3 km		
	0 - 3 km	Edmonton CSD
55+	~25%	~25%
25-54	~45%	~45%
0-24	~30%	~30%
% Household Size - 0 - 3 km		
	0 - 3 km	Edmonton CSD
1 p.	~35%	~25%
2 p.	~35%	~35%
3 p.	~15%	~15%
4 p.	~10%	~10%
5+ p.	~5%	~5%

INCOME		
	0 - 3 km	Edmonton
Under \$20K	5,086	32,315
\$20 - \$40K	6,815	48,734
\$40 - \$60K	5,772	56,239
\$60 - \$80K	4,411	50,888
\$80 - \$100K	3,665	51,982
\$100 - \$125K	2,757	45,296
\$125 - \$150K	1,731	40,045
\$150 - \$200K	1,790	48,574
\$200K +	759	31,375
Average Household Income	\$ 73,692	\$ 118,136
Median Household Income	\$ 55,331	\$ 86,008
% Households by Income - 0 - 3 km		
	0 - 3 km	Edmonton CSD
Under \$20k	~15%	~8%
\$20 - \$40k	~20%	~12%
\$40 - \$60k	~18%	~14%
\$60 - \$80k	~13%	~12%
\$80 - \$100k	~11%	~11%
\$100 - \$125k	~8%	~10%
\$125 - \$150k	~5%	~5%
\$150 - \$200k	~5%	~12%
\$200k +	~2%	~8%

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