

FOR SALE

HIGH EXPOSURE 2-STOREY CONDO WITH RENTAL INCOME

NAI Commercial


RARE INDUSTRIAL SHOWROOM SPACE





 15,427
POPULATION

 30,872
EMPLOYEES

 1,592
BUSINESSES

 \$444M
TOTAL CONSUMER
SPENDING

 \$111,744
AVERAGE HOUSEHOLD
INCOME

 22,140 VPD
156 STREET NORTH
OF 131 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

13163 - 156 STREET | EDMONTON, AB | OWNER/USER CONDO

PROPERTY DESCRIPTION

- 3,600 sq.ft. over 2 floors
- Signage facing 156 Street
- Main floor constructed as salon/spa. Also suitable as Industrial.
- Plenty of surface parking available
- Second floor leased premium office \$3,000/month gross (\$13 NNN)
- Lease details provided upon signing an NDA

COLTON COLQUHOUN

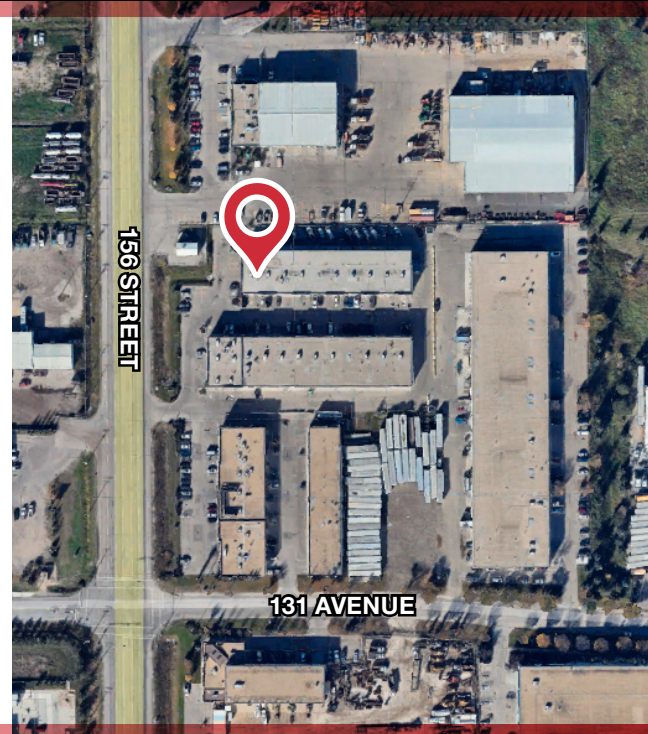
Associate Broker
780 830 9120
colton@naiedmonton.com

DON ROBINSON

Senior Associate
587 635 2490
drobinson@naiedmonton.com

HARRIS VALDES

Associate
587 635 5611
hvaldes@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	3,600 sq.ft.±
LEGAL DESCRIPTION	Plan 1124711 Unit 3
ZONING	BE (Business Employment)
CONDO FEES	\$241.25/month (2024 budget)
PROPERTY TAXES	\$18,299.91 (2024)
SALE PRICE	\$998,000

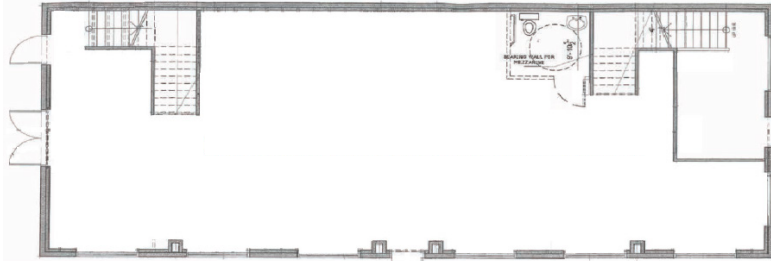


MAIN FLOOR



MAIN FLOOR

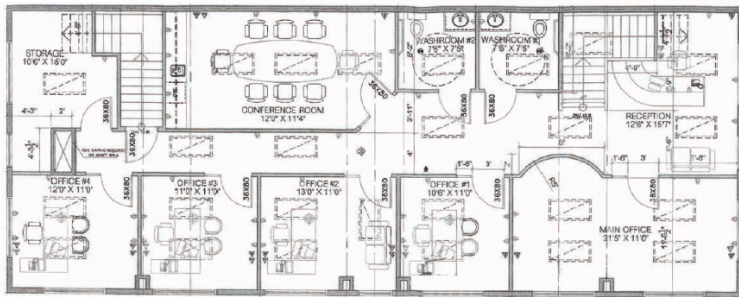
MAIN FLOOR



MAIN FLOOR

IDEAL FOR SALON/SPA OR SHOWROOM/INDUSTRIAL USERS

SECOND FLOOR - LEASED

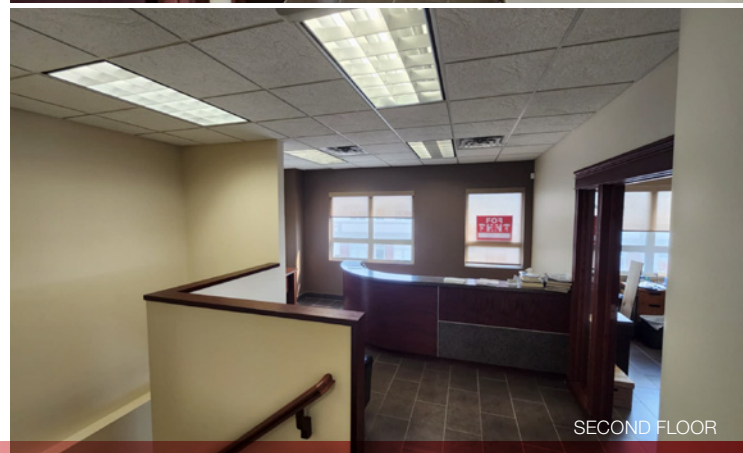


2ND FLOOR - LEASED

FOR \$3,000 MONTH (\$13 PSF NNN)



SECOND FLOOR



SECOND FLOOR

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com

DON ROBINSON

Senior Associate
587 635 2490
drobinson@naiedmonton.com

HARRIS VALDES

Associate
587 635 5611
hvaldes@naiedmonton.com

