

FOR SALE

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10126-156 STREET NW  
Edmonton AB



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Investment Property Opportunity- A great opportunity to start or expand your portfolio with a solid investment property. The building underwent extensive renovations in 2024 and is currently leased to a well-established daycare business, providing a secure and stable tenant. The lease is for 10 years until December 2034, with two additional 5-year renewal options, ensuring long-term stability. Attractive rent escalations are built in every two years, increasing both cash flow and property value. The property is currently listed at a cap rate above 6%, with projections to reach around 7% by the end of 2026—and continuing to grow with each escalation. Don't miss this opportunity to acquire a fully renovated property with excellent returns and strong future growth. Please respect confidentiality, strictly do not approach the tenant.

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# INVESTMENT PROPERTY OPPORTUNITY

## Property Highlights

- Long Term Lease
- Stable Tenant
- Recent renovated
- Great Return
- Escalation in Lease
- Wealth Accumulation
- Hassle free Investment

## Building with many renovations completed

Address:10126 156 Street NW

P:1924AM, B 1,Lot3

Zoning: CB1

SF-4800 SF-4800

Land Size:

Sale Price:1749000 1749000

Access:

Condo Fees: NO HOA-No

Availability:

