

BUDAPEST DELICATESSEN

HOME OF THE HUNGARIAN SMOKED MEAT & SAUSAGES

FOR SALE

**RETAIL
INVESTMENT
OPPORTUNITY**

Reliable Cash-Flow Investment

9306 and 9310 - 111 Avenue NW,
Edmonton, AB

PRICE REDUCED

BUSINESS OPERATING 40+ YEARS

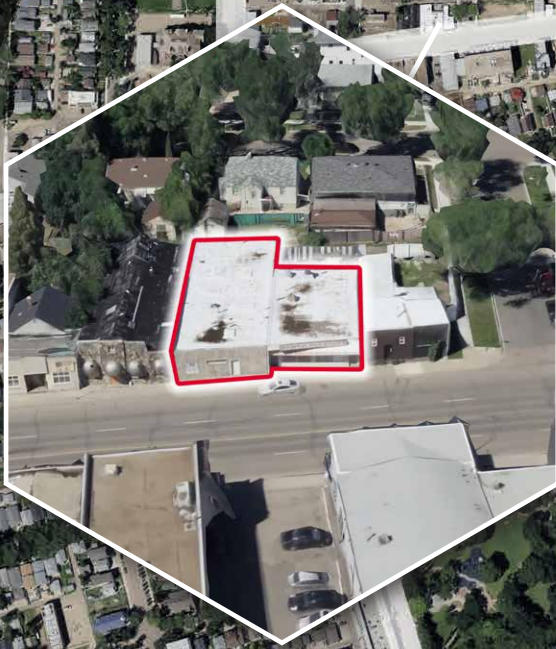
NEXT LEASE RENEWAL, JULY 2029


Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com


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PROPERTY HIGHLIGHTS


- Unique Investment Opportunity
- One-of-a-kind European Deli and Bakery
- Servicing clients in Edmonton, Northern Alberta and beyond
- Specialty Smoked Meats and Sausages
- Classic Balkan baked goods
- Purchase Price Reduced: \$605,000
- NOI: \$53,171
- CAP Rate: 8.8%



	POPULATION		
	1km	3km	5km
	12,375	80,733	218,514

	AVERAGE INCOME		
	1km	3km	5km
	\$84,355	\$87,321	\$99,791

	HOUSEHOLDS		
	1km	3km	5km
	2,564	15,660	46,737

	VEHICLES PER DAY		
	1km	3km	5km
	12,220 on 95 Street		16,600 on 111 Avenue



PROPERTY DETAILS

MUNICIPAL ADDRESS

9306 & 9310 - 111 Avenue NW,
Edmonton, AB

LEGAL DESCRIPTION

Plan 6814ET, Block 40, Lot 2 & 3

ZONING

Mixed Use (MU H16 F3.5 CF)

NEIGHBOURHOOD

Alberta Avenue

BUILDING SIZE

4,570 SF

BUILT

1956

PROPERTY TAXES 2023

\$13,765

PROPERTY TAX ASSESSMENT

\$595,500

PARKING AREA

Ample free street
parking

LOT AREA

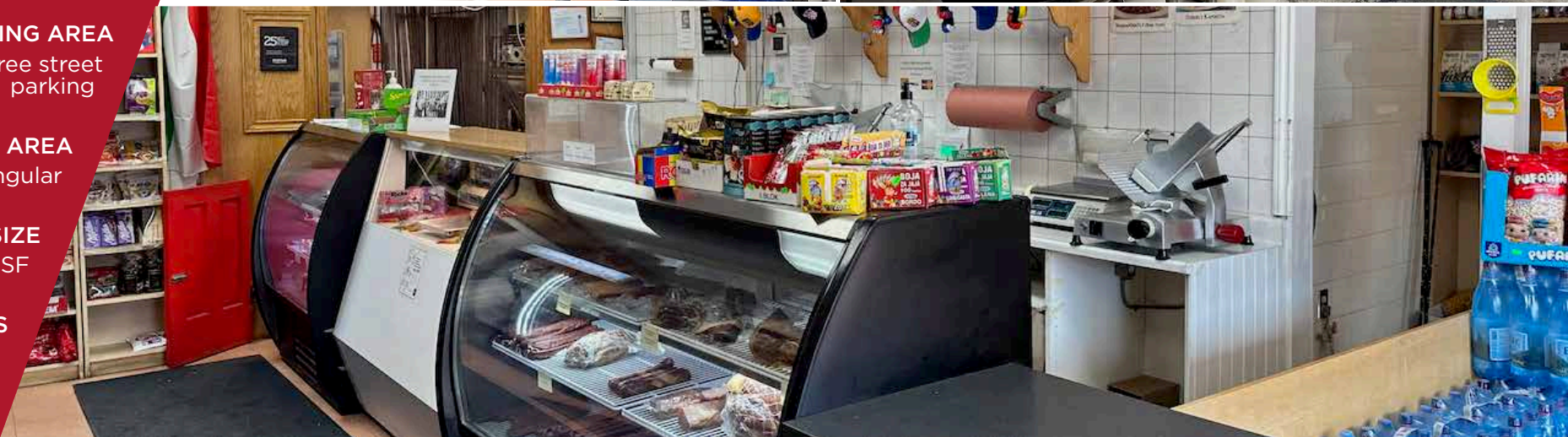
Rectangular

LOT SIZE

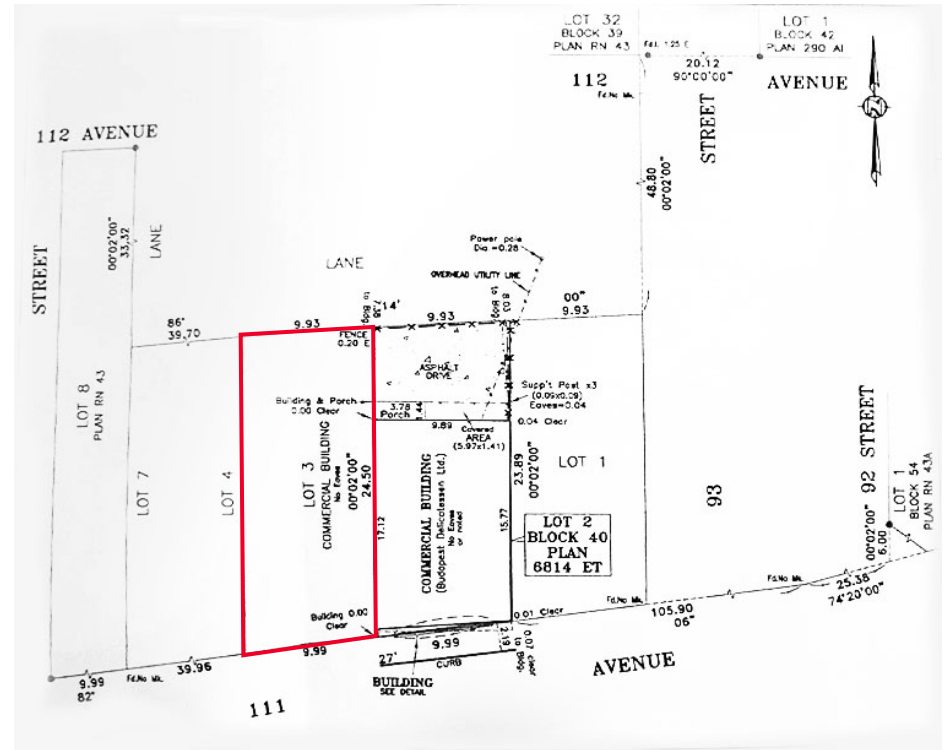
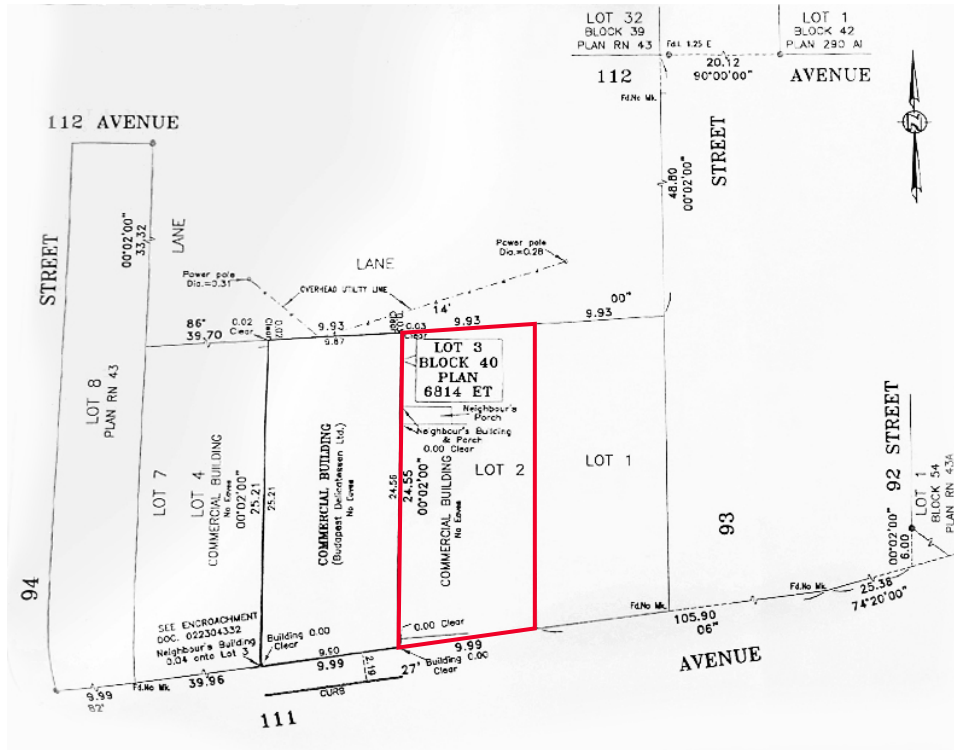
5,225 SF

UTILITIES

All municipal
services



REAL PROPERTY REPORT PLANS



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