

FOR SALE

CHARACTER RETAIL OPPORTUNITY

6501 47 Street, Wetaskiwin, AB



HIGHLIGHTS

- 10,796 sq ft retail space
- Excellent location with great frontage on arterial road
- Significant parking
- Lease revenue potential
- Street signage included

CONTACT

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BERT GAUDET Director, Broker
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bert@royalparkrealty.com



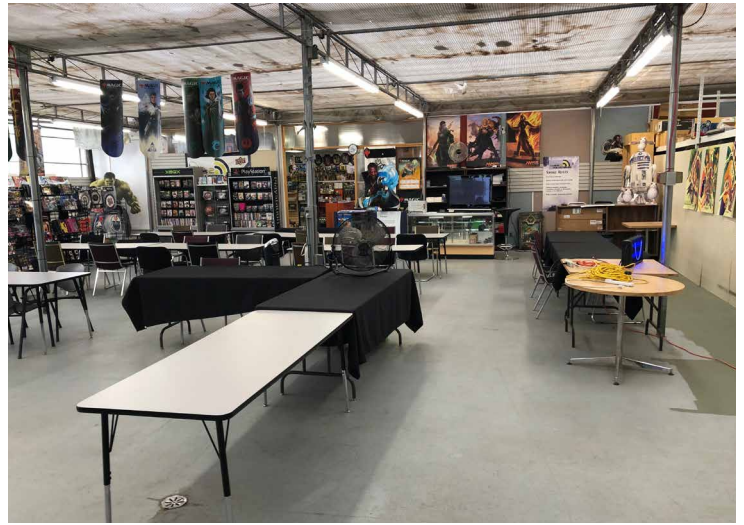
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#25, 1002 7th Street, Nisku, AB T9E 7P2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	6501 47 St, Wetaskiwin, AB
LEGAL DESCRIPTION	Plan: 0728504; Block: 14; Lot: 1G
MUNICIPALITY	Wetaskiwin
LOT	1.19 acres (+/-)
SIZE	10,796 sq ft (+/-)
FRONT RETAIL SPACE	3,168 sq ft (+/-)
BACK GREENHOUSE SPACE	5,928 sq ft (+/-)
SECOND FLOOR RESIDENTIAL	1,700 sq ft (+/-)
SITE COVERAGE	18%
YEAR BUILT	1994
POWER	200 amp service
DOORS	2 overhead doors 2 sliding doors
ZONING	C2 - General Commercial District
POSSESSION	Immediate



FINANCIALS

SALE PRICE	\$900,000.00 \$750,000.00
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ADDITIONAL INFO

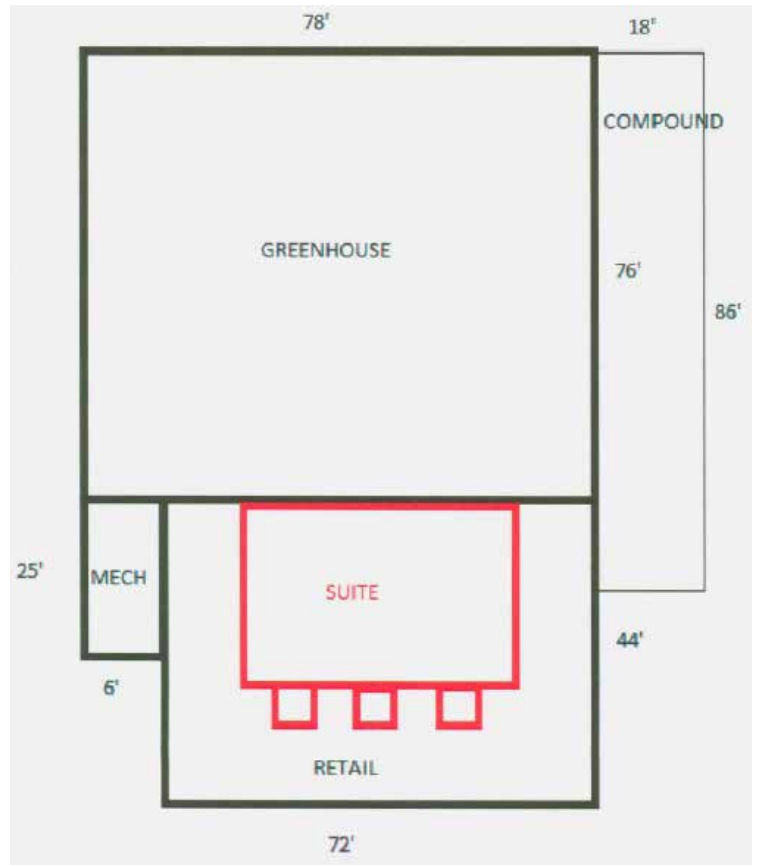
- Can be sold vacant to an owner user or the Tenant will extend lease for investment buyer
- Property is a two storey property that includes front retail space, a greenhouse/storage space and a second floor residential suite. There is also a storage compound on the exterior of the building



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PROPERTY LOCATION



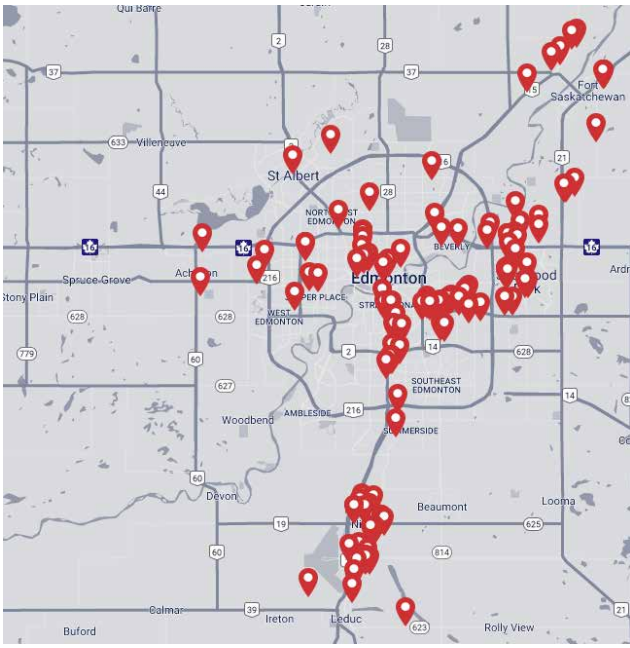
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

ABOUT ROYAL PARK REALTY



- Customized service
- Creative commission structures
- Excellent track record
- Large network
- Diverse professional team
- Excellent customer service
- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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