\$1,749,000 - 10126 156 Street, Edmonton

MLS® #E4454531

\$1,749,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Britannia Youngstown, Edmonton, NL

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 2026â€"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.

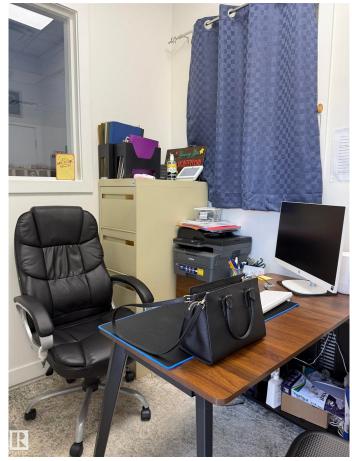
Built in 1959

Essential Information

MLS® # E4454531 Price \$1,749,000

Bathrooms 0.00
Acres 0.00
Year Built 1959
Type Retail





Status Active

Community Information

Address 10126 156 Street

Area Edmonton

Subdivision Britannia Youngstown

City Edmonton
County ALBERTA

Province NL

Postal Code A5P 2P9

Exterior

Exterior Block
Construction Block

Additional Information

Date Listed August 24th, 2025

Days on Market 1

Zoning Zone 21

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Listing information last updated on August 25th, 2025 at 1:47am MDT