CUSHMAN & WAKEFIELD
Edmonton

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MEDICINE SHOPPE ANCHORED RETAIL PLAZA

6521 118TH AVENUE NW, EDMONTON, ALBERTA

Pharmacy anchor with term to December 31, 2037



INVESTMENT SALE

KEY TENANTS



THE MEDICINE SHOPPE PHARMACY

The Medicine Shoppe is one of the pharmacy banners in the McKesson Canada network. McKesson Canada is Canada's largest integrated pharmacy network, with more than 1,400 locations across banners including Guardian, I.D.A., Remedy'sRx, The Medicine Shoppe, Uniprix and Proxim. The banner has served Canadian communities for about three decades.

The lease runs to December 31, 2037, more than 11 years of remaining term, with scheduled rent escalations throughout the term.

THE MUSTARD SEED

The Mustard Seed is a Canadian registered charity working to end homelessness, with operations in seven cities across Western Canada, including Edmonton, Calgary and Saskatoon. Its services include emergency shelter, housing, employment programs and health supports (The Mustard Seed).

The Mustard Seed Thrift Store opened at this location in September 2020 and lease runs to October, 2029, and its proceeds help fund the charity's employment programs.

INVESTMENT DETAILS

PROPERTY DETAILS

MUNICIPAL ADDRESS	6521 118th Avenue, Edmonton, Alberta (Medicine Shoppe, Mustard Seed, Jim's Barber, Amerey Enterprises Inc.) 11535 66th Avenue, Edmonton, Alberta (Parking)
LEGAL DESCRIPTION	Plan: 1412NY Block 18 Lot: 12A Plan: 1412NY Block 18 Lot: 11A
ZONING	Mixed Use
BUILDING SIZE	2,414 SF (The Medicine Shoppe) 2,895 SF (The Mustard Seed) 337 SF (Jims Barber) 727 SF (Accounting Firm) **6,373 SF Total**
DESCRIPTION	Commercial Retail
LOT AREA	16,363 SF
EXPIRIES	December 31, 2037 (Medicine Shoppe) June 30, 2030 (Mustard Seed)
OCCUPANCY	100%
MORTGAGE	TREAT AS CLEAR TITLE

INCOME DETAILS

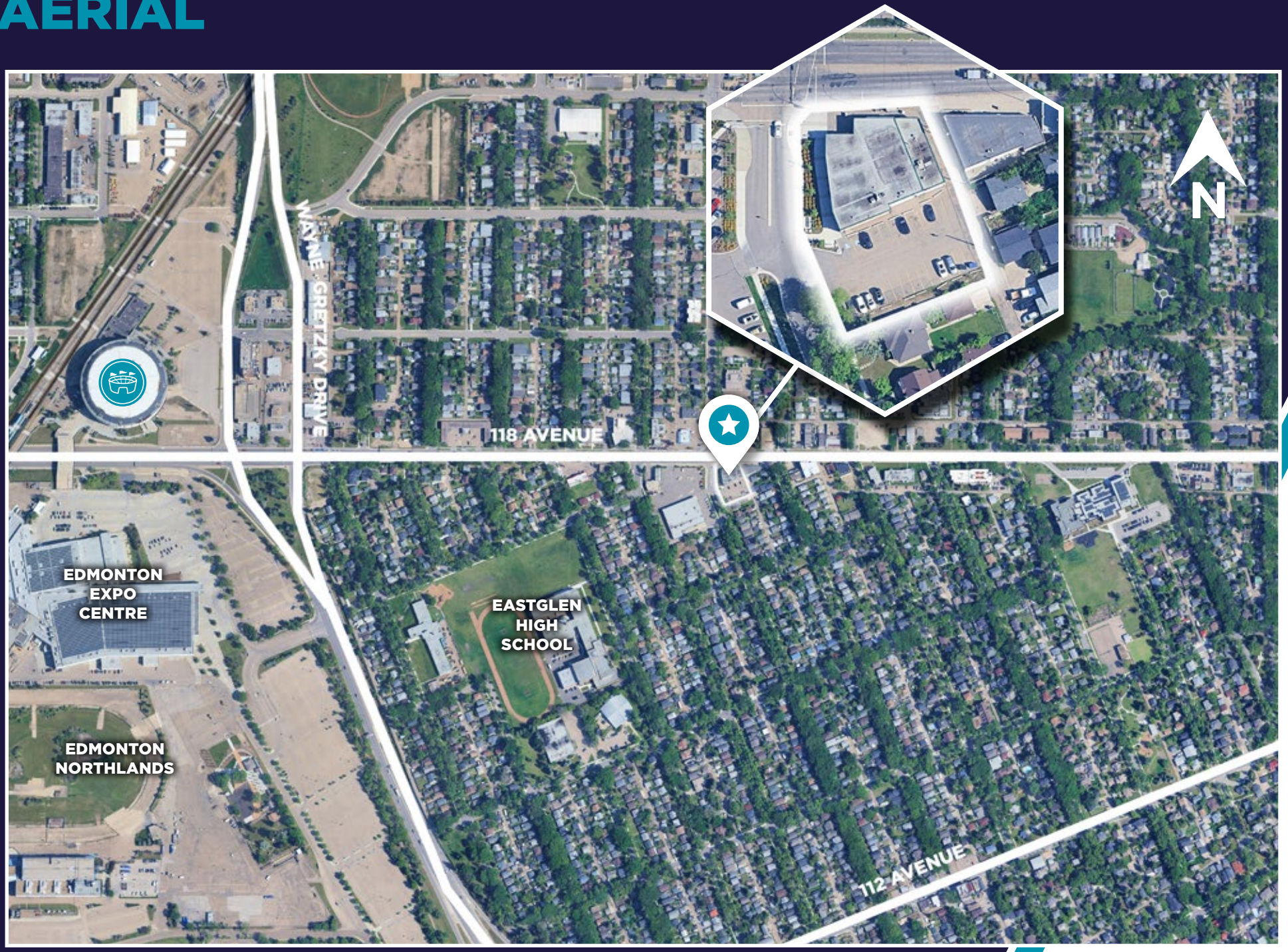
WALT	5.74 YEARS
NET OPERATING INCOME	$138,352
PRICE	$2,100,000



AREA OVERVIEW



AERIAL


WAYNE GRETZKY DRIVE
118 AVENUE
EDMONTON EXPO CENTRE
EDMONTON NORTHLANDS
EASTGLEN HIGH SCHOOL
112 AVENUE
N



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