



Hiep Thanh Portfolio

RETAIL & WAREHOUSE | BUSINESS OPPORTUNITY

10718 - 98 STREET AND 8704 - 106A AVENUE, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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NAICommercial

Investment &/Or Owner-User Opportunity

Offering includes a 15,200 sq. ft. retail building in the heart of downtown Edmonton and is currently home to a well-established Asian grocery store operating since 1991. Also included is a 16,200 sq. ft. multi-tenant warehouse, providing wholesale distribution to various customers and restaurants for the Hiep Thanh Supermarket. Together, these two strategically located properties have offered a strong foundation for both rental income and additional earnings generated from the wholesale & retail grocery sales operations.

This opportunity is well-suited for an owner-user seeking to operate the established business, acquire both properties, and implement operational efficiencies and online sales to drive growth. The sellers are also open to reviewing offers on the individual buildings or the business separately.



10718 - 98 Street (~80% Occupied)

15,200 Sq.Ft.± Retail Building

Main Floor

- 7,200 sq.ft.± occupied by owner/user Hiep Thanh Supermarket (Approx. 45% of Grocery Business Revenues). Short term lease back potential for investors.
- 5,000 sq.ft.± occupied by GOLIS East African Restaurant with lease expiry November 2029

Second Floor

- 3,000 sq.ft.± Vacant

8704 - 106A Ave (100% Occupied)

16,200 Sq.Ft. + Warehouse Building

Main Floor

- 8,100 sq.ft.± occupied by owner/user Hiep Thanh Supermarket (Approx 55% of Grocery Business Revenues). Short term leaseback potential for investors.
- 8,100 sq.ft.± occupied by long term tenant with lease expiry in 2027

10718 - 98 Street



RARE OPPORTUNITY TO PURCHASE MULTI-TENANT RETAIL BUILDING SITUATED IN DOWNTOWN EDMONTON FRONTING 107 AVENUE

ADDITIONAL RENTAL INCOME IN PLACE WITH LEASE UP GROWTH POTENTIAL OR RESIDENTIAL REDEVELOPMENT



LEGAL DESCRIPTION	Plan 1090KS Blk 14 Lot 1
ZONING	MU (Mixed Use)
AVAILABLE	Immediately
BUILDING SIZE	15,200 sq.ft.±
SITE	0.35 acres±
PROPERTY TAXES	\$66,039 (2024)
NET INCOME	Please inquire
SALE PRICE	\$2,700,000



99,985
POPULATION



110,283
EMPLOYEES



5,369
BUSINESSES



\$3.3B
TOTAL CONSUMER
SPENDING



\$79,193
AVERAGE HOUSEHOLD
INCOME



16,125 VPD
106A AVE WEST OF
85 STREET

8704 - 106A Avenue NW



**RARE OPPORTUNITY TO
PURCHASE MULTI-TENANT
DISTRIBUTION BUILDING IN
DOWNTOWN EDMONTON**

**ADDITIONAL RENTAL
INCOME IN PLACE**

**PERFECT FOR WHOLESALE
FOOD DISTRIBUTION USER**



LEGAL DESCRIPTION	Plan 708HW Block 8 Lot 2
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
YEAR BUILT	1975
BUILDING SIZE	16,200 sq.ft.±
SITE	0.66 acres±
LOADING	Dock
PROPERTY TAXES	\$40,118 (2024)
NET INCOME	Please inquire
SALE PRICE	\$2,300,000


 **88,647**
POPULATION

 **101,566**
EMPLOYEES

 **4,579**
BUSINESSES

 **\$2.69B**
TOTAL CONSUMER
SPENDING

 **\$76,304**
AVERAGE HOUSEHOLD
INCOME

 **1,290 VPD**
106A AVE WEST OF 85 ST

10718 - 98 Street - Business

Business Sale Information

- Asking \$300,000 for business and equipment
- Average normalized gross revenue of \$2.8M over the last 5 years
- Business revenue plus rental income from properties
- Equipment at both locations includes but not limited to: Walk in coolers/freezers, display coolers/freezers, forklifts, security equipment, meat slicers, delivery vehicles
- Revenue split is approximately 45% wholesale customers and 55% retail customers
- Exclusive products and opportunity for growth and efficiencies for the right purchaser
- Extended Lease options available for business purchase



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