

FOR SALE

CORNER RETAIL ASSET ON WEST ARTERIAL

10635 - 156 Street NW, Edmonton, AB

DALE JAMES

Vice President & Associate Broker

E: dale.james@commercialexcel.ca

D: 780.341.2034

HUMAIRA NAIKYAR

Senior Associate

E: humaira.naikyar@commercialexcel.ca

D: 780.341.2035

REMAX
COMMERCIAL
Excel

Each office is independently owned and operated.



THE OFFERING

REMAX Commercial Excel is pleased to present 10635 – 156 Street NW, a fully-leased single-tenant retail investment positioned on a signalized hard corner of one of west Edmonton’s most established commercial arterials. The 5,400 SF building sits on a 0.47-acre lot at the intersection of 156 Street & 107 Avenue, a node that combines strong daily traffic exposure with a deep, mature residential catchment.

The asset trades with income in place to October 2030 under a triple-net (NNN) lease structure to a long-tenured neighbourhood retailer with a continuous operating history at the property. The lease was recently amended in August 2025 – strengthening landlord rights and stepping rent – providing a buyer with stable, recovered cash flow through the hold period and clear optionality at term.

ASSET SNAPSHOT

Asking Price	\$1,300,000 CAD · Unencumbered
Going-in Cap Rate	7.88% Steps to 8.31% in Oct 2027
In-Place NOI	\$98,460 Base Rent + Pylon
Building Area	5,400 SF Single-storey retail
Site Area	0.47 AC ~ 20,473 SF
Lease Expiry	Oct 2030 ~4.5 years remaining



INVESTMENT HIGHLIGHTS

A complete Confidential Information Memorandum, including the detailed rent roll, financial underwriting, lease abstracts, capital expenditure summary, and operating data, is available to qualified investors upon execution of a Confidentiality Agreement.

Contact Dale and Humaira for more information.



TRIPLE-NET (NNN) LEASE

The taxes, insurance, op. costs & utilities recovered, uncapped.



RECENT AMENDMENT

Recent 2025 lease amendment — rent step and strengthened landlord position.



OCTOBER 2030 INCOME STREAM

Income to October 2030 with clear optionality at term.



SIGNALIZED CORNER

Hard signaled corner on a major Edmonton arterial.



TENANT OPERATING HISTORY

22+ years of continuous tenant operating history at the site.



FUTURE REDEVELOPMENT POTENTIAL

Future redevelopment potential on a strategic 0.47-acre corner.



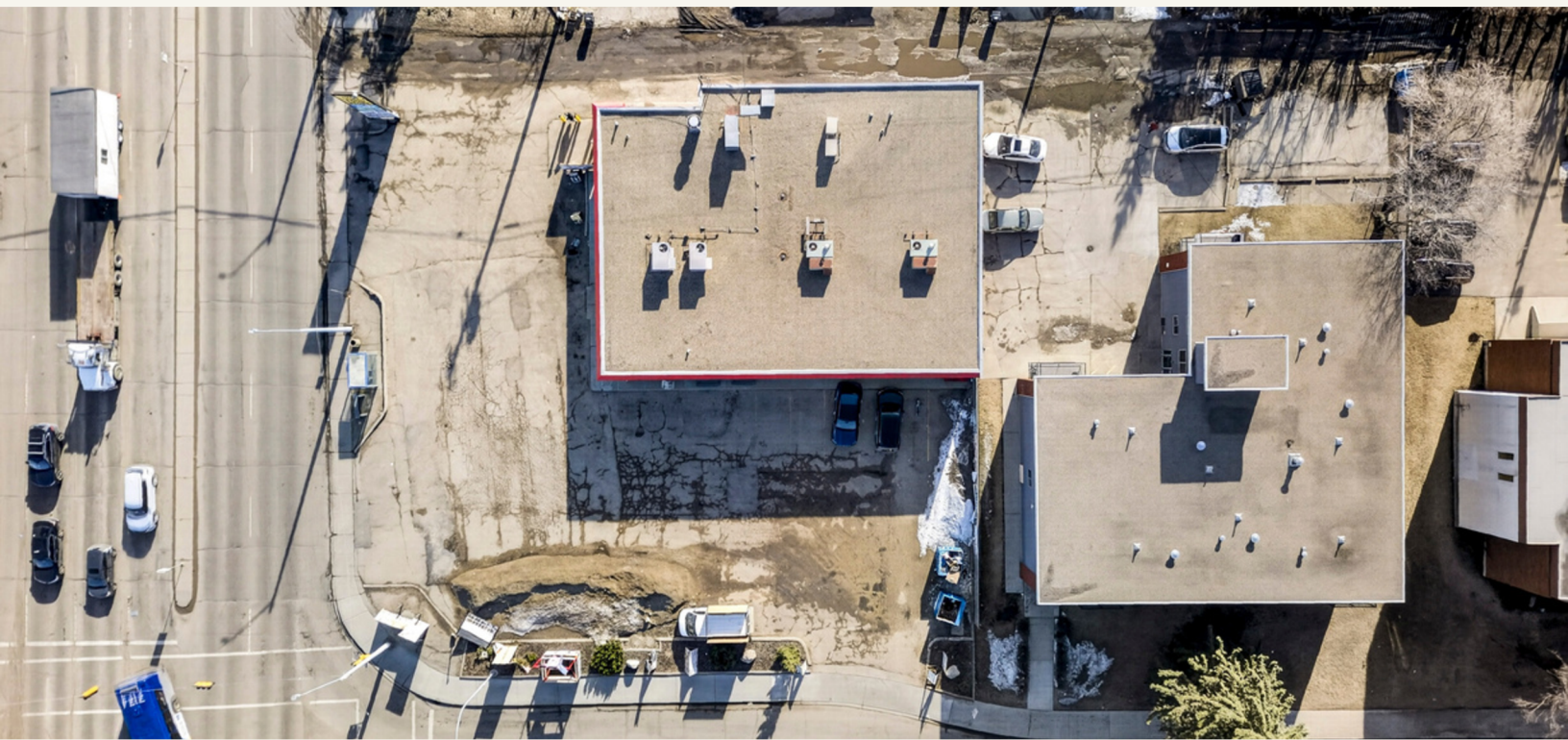
INFILL CATCHMENT

Mature infill catchment surrounded by established residential.

A single-storey, multi-bay commercial retail building of approximately 5,400 SF, fully occupied under one head lease and operating continuously as a neighbourhood convenience destination.

Steel-framed superstructure with brick veneer and split-faced CMU exterior. The 0.47-acre parcel sits on a high-visibility, signalized hard corner with two points of access and direct exposure to commuter traffic on both 156 Street and 107 Avenue.

PROPERTY SPECIFICATIONS	
Civic Address	10635 – 156 Street NW, Edmonton, AB
Property Type	Single-Tenant Retail
Building Area	5,400 SF
Site Area	0.47 acres (~ 20,473 SF)
Year Built	1985
Storeys	Single-storey, slab-on-grade
Construction	Steel frame, brick veneer & CMU
Roof System	Built-up asphalt (BUR)
HVAC	Rooftop gas/electric units + MUA
Parking	25 surface stalls
Site Access	156 St (west) & 107 Ave (north)
Zoning	Neighbourhood Commercial (CN)
Utilities	EPCOR, full municipal services



The 5,400 SF leasable building occupies approximately 28% of the 0.47-acre parcel, with the remainder dedicated to surface parking, drive aisles, soft landscaping, and pedestrian walkways. Hard-corner positioning places the storefront at the high-visibility SE quadrant of the signalized intersection of 156 Street NW and 107 Avenue NW, with frontage onto both arterials.



SITE FEATURES

- 5,400 SF GLA, single-storey retail
- 25 surface parking stalls
- Two access points — 156 St & 107 Ave
- Pylon sign on 156 St frontage
- Drive-up storefront orientation
- ETS bus stop is directly adjacent



AREA AND LOCATION

10635 - 156 Street, Edmonton, AB

Positioned at 156 Street & 107 Avenue NW, the Property is located within a well-established west Edmonton commercial corridor offering strong visibility, steady traffic exposure, and a balanced mix of commercial and residential uses.

Surrounded by mature, high-density neighbourhoods, the area benefits from a stable customer base supported by daily commuter and local service activity.

Direct access to 156 Street, 107 Avenue, and 104 Avenue provides efficient connectivity throughout west Edmonton and convenient access to surrounding residential and commercial nodes.

Overall, the corridor is supported by strong residential density, long-standing commercial activity, and consistent neighbourhood demand.

156 ST

5

4

High Park

1

P.m. Lounge

4

enterprise

2



5



3



6



3

2

Canora

1

ACCESS POINTS

- **156 Street:** Direct north south arterial access
- **107 Avenue:** Primary east west commuter route
- **104 Avenue:** Direct route to Downtown Edmonton

IN THE IMMEDIATE NODE

- Multi-family rental buildings
- Established single-family residential
- City of Edmonton ETS bus stops
- Local retail strip on 107 Avenue
- Schools & community amenities in 1K

~1.05M

City of Edmonton population

~1.55M

Edmonton Metropolitan Area

2 MIN

To Yellowhead Tr / Whitemud Dr



22+ YEARS OF UNINTERRUPTED OPERATING HISTORY AT THIS ADDRESS

A neighbourhood retailer that has built durable customer goodwill, multiple complementary income streams within the leased premises, and a recently re-papered relationship with the landlord that runs through October 2030.

LEASE SNAPSHOT	
Lease Structure	Triple-Net (NNN)
Current Term Expiry	October 31, 2030
Current Base Rent	\$18.00 PSF · \$97,200/yr
Stepped Rent (Oct 2027+)	\$19.00 PSF · \$102,600/yr
Pylon Sign Income	\$1,260/yr
Recoveries	Op. Costs · Taxes · Insurance · Utilities
Recovery Cap	Uncapped

2003

Tenancy Commenced

2025

Lease Re-Papered

4.5

Years Term Left

100%

Occupancy

The site has operated continuously as a neighbourhood convenience destination for over two decades — well beyond the typical lifecycle for retail tenancies of this scale. The operator has cultivated a loyal, daily-needs customer base and runs complementary services from within the demised premises, deepening footfall and revenue resilience.

A new lease amending agreement was executed in August 2025, recommitting the tenant through 2030, stepping base rent, and strengthening the landlord's contractual position at and beyond term. The result is a stable, low-touch income stream with a clear path to either renewal negotiation or vacant-possession redevelopment in 2030.



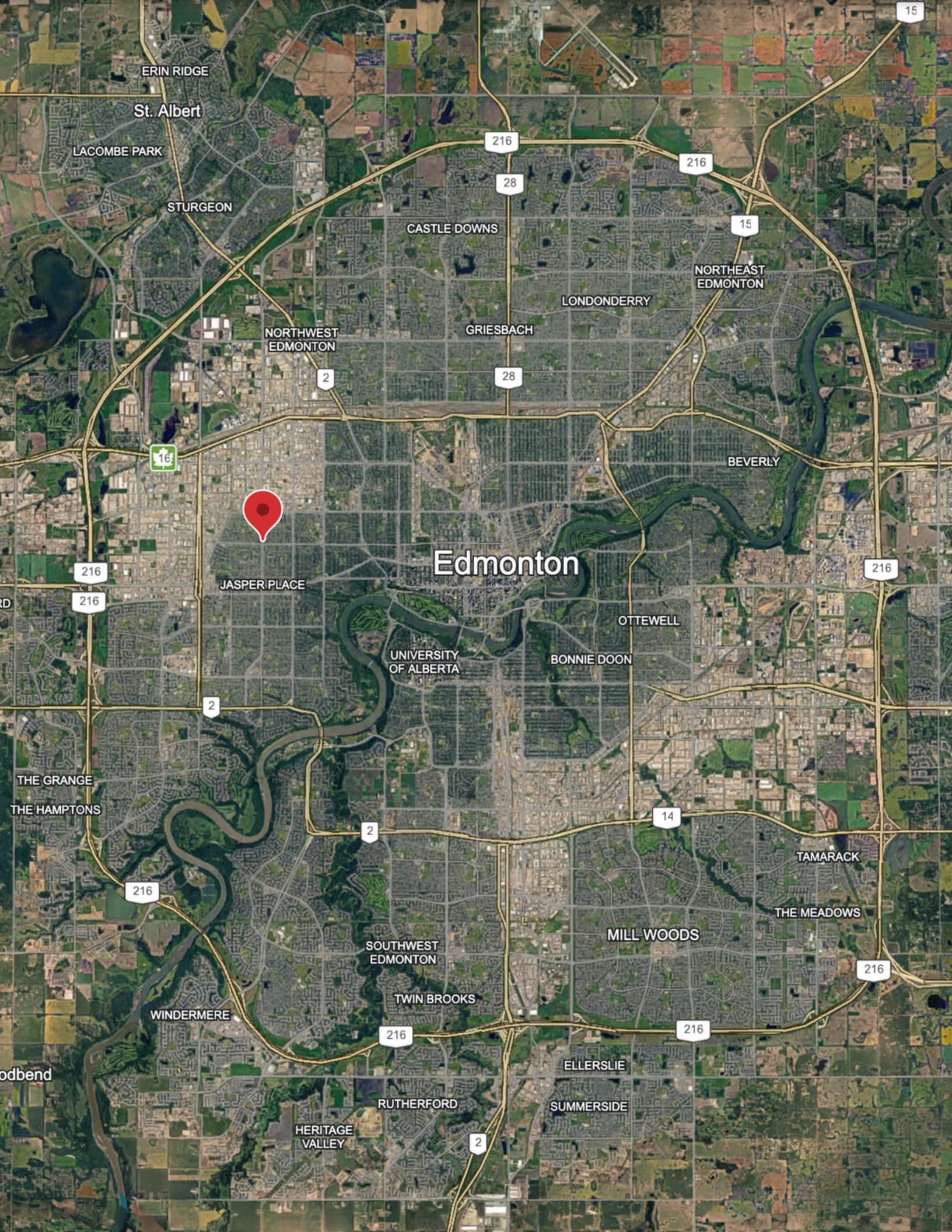
A diversifying capital city economy with strong household formation and an institutional-grade investment landscape.

01 Provincial capital with stable government employment base and mature service economy beyond resources.

02 Population growth consistently outpacing the national average — driving sustained retail demand.

03 No provincial sales tax and one of the lowest cost-of-doing-business profiles in Canada.





ERIN RIDGE

St. Albert

LACOMBE PARK

STURGEON

CASTLE DOWNS

NORTHEAST
EDMONTON

LONDONDERRY

NORTHWEST
EDMONTON

GRIESBACH

BEVERLY

Edmonton

JASPER PLACE

OTTEWELL

UNIVERSITY
OF ALBERTA

BONNIE DOON

THE GRANGE

THE HAMPTONS

TAMARACK

THE MEADOWS

MILL WOODS

SOUTHWEST
EDMONTON

TWIN BROOKS

WINDERMERE

ELLERSLIE

RUTHERFORD

SUMMERSIDE

HERITAGE
VALLEY

Woodbend



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