

**FOR SALE**

**\$625,000.00**

**BUDAPEST DELICATESSEN**

**HOME OF THE HUNGARIAN SMOKED MEAT & SAUSAGES**



## RETAIL INVESTMENT OPPORTUNITY

9306 & 9310 111 Avenue, Edmonton, AB

A well-maintained retail investment opportunity featuring a long-term, stable tenant with a secure lease in place through July 2029.

Ideally located in a high-visibility, high-traffic area, offering strong exposure and consistent retail appeal.

Recent upgrades include a new SPF roofing system completed in 2024, minimizing near-term capital expenses.

Comprising of two freestanding buildings on separate lots, the property offers flexibility and potential for future multi-tenant use.

### Property Details

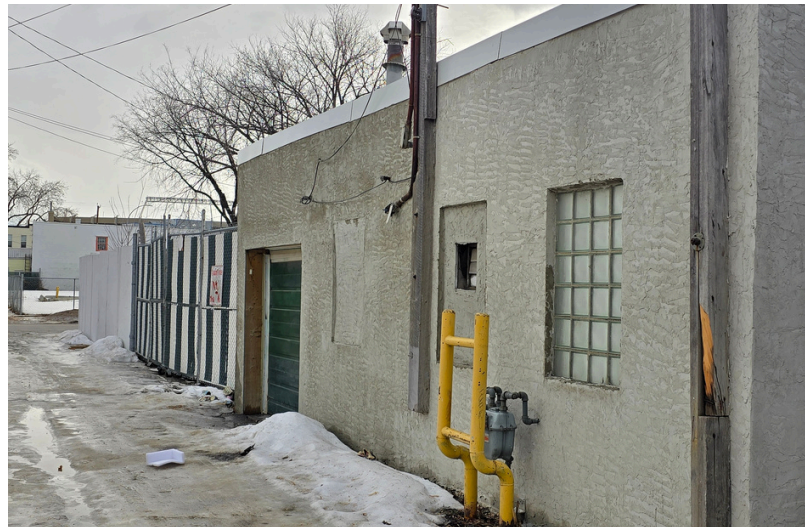
Legal Description	6814ET, Block 40, Lot 2 & 3
Zoning	Mixed Use (MU)
Neighbourhood	Alberta Avenue
Building Size	4,570 SF
Lot Size	5,225 SF
Year Built	1956
Property Tax 2025	\$17,147.18
Parking	Ample Free Street Parking
CAP Rate	8.57%

**SYAMAL RAHA,**  
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**REMAX** **REMAX**  
Excellence **COMMERCIAL**

# PHOTO GALLERY





## FLOOR PLAN





## Demographic Highlights



### TRAFFIC VOLUME

15860 Per Day, 2024.  
West of 93 Street



### POPULATION

6,325  
Alberta Ave



### HOUSEHOLDS

~2,500-2,800




### AREA INCOME

Average: \$ \$70,000

## CONTACT:

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