

\$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 NNN 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 2026”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 55
Zoning Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 18th, 2025 at 4:32am MDT