

# \$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            69  
Zoning                      Zone 21

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Listing information last updated on November 1st, 2025 at 7:02am MDT