



GRASSROOTS
REALTY GROUP

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9920 100 Street
Wembley, Alberta

MLS # A2330121



\$394,900

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	C-1 - COM

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

AMAZING INVESTMENT OPPORTUNITY! Here's your chance to own a well-maintained commercial building with a proven, long-term government tenant. Located in the heart of Wembley, this solid concrete block building has been home to Canada Post since it was constructed in 1981, providing exceptional stability and reliability for investors. The current lease is in place until May 31, 2029, generating \$29,000 per year + GST, with renewal options available, offering an attractive 7%+ cap rate. This is a true turnkey investment with a strong, established tenant and consistent income. The property has been well cared for, with the furnace replaced over the years, features wheelchair accessibility, and offers ample rear parking for staff and customers. If you're looking for a low-maintenance commercial investment backed by a long-standing national tenant, this property deserves your attention.