



**Edmonton** **30** **Business For Sale** **Tamarack** **LP: \$399,000**  
**3783 0 NA ST NW** **Lse Rate:** **SP:** **M**

**Trans Type:** For Sale **Listing ID #:** E4184004 **ACTIVE**  
**Sale Type:** **Land Size SF:**  
**Zoning:** **Land Size Acres:**  
**Prop Taxes:** / **Lot Frontage:**  
**Other Types:** BUS, RET **Subj Prop Width:**

TOMMY GUNS! Who doesn't love this place? Come be a part of it by being your own boss. Extremely busy high traffic location with easy access to the Anthony Henday and Whitemud. This franchise is turn key ready with all the fixings. Located in Tamarack NW Edmonton, the strip mall has huge anchor tenants such as Sportchek, Michael's, Walmart, Goodlife, Tim Horton's, McDonald's, the list goes on and on. The unit has 7 stations with the usual Tommy Guns fixings - mirror with TV, sinks at each station, arcade games and tons of great products.

**Directions:**

**Virtual Tour:** <https://youtu.be/yVotNSmHFdM>

**Brochure:** <http://www.TommyGuns-3783-17st.com>

**Property Details**

**Ownership Interest:** Private  
**Title to Land:**  
**Env Asmt Phase:**  
**RPR Survey Available:**  
**Seller Rights Res:** No

**General Building Details**

**Building Type:** Major Shopping Centre  
**Construction:** Concrete, Wood Frame  
**Subject Space SqFt:** 1,350  
**Subject Space Width:** 35.00  
**Year Built:** 2016

**Land**

**Site Services:** Cable, Electricity, Garbage Collection, Natural Gas, Telephone, Street Lighting, Sidewalk  
**Water Supply:** Municipal  
**Sewer / Septic:**

**Multi Family**

**# of Storeys:** **Total # of Units:** 0  
**# of 1 Bedroom Apts:** **# of Bachelor Apts:**  
**# of 2 Bedroom Apts:** **# of Penthouse Apts:**  
**# of 3 Bedroom Apts:** **# of Other Units:**  
**# of 4+ Bedroom Apts:** **# of Parking Spaces:**

**APOD Information**

**Gross Operating Income:**  
**Other Income:**  
**Effective Gross Income:**  
**Expense Total:**  
**Total Op Expenses:**  
**Net Operating Income:**  
**Cap Rate:**

**Business/Business w/Property**

**Major Business Type:** Personal Services  
**Minor Business Type:** Hairdresser/Barber shop

**Lease Details**

**Lease Type:**  
**Net Lse Rate SF/Annum:**  
**Lease Term (in Months):**

**Lease Op Cost SqFt:**  
**Subject Space SqFt:** 1,350  
**Lease SubLease:**

