

## FREESTANDING KAL TIRE BUILDING FOR SALE

Retail Investment Opportunity

**5015 49th Street** Barrhead, AB

## **Building Information**

Kal Tire: 7,678 SF +/-

## **Property Highlights**

Barrhead is located one hour NW of Edmonton.

National tenant since 1988



Asking Price: \$695,000

• 2025 NOI: \$51,975

Lease Renewal in 2027

Clean Phase II ESA in 2024

 High Traffic Location on Hwy 33 & 50th Ave





Daniel Goldstrom, Senior Associate, Partner, Director Cell: 403.809.8326 dgoldstrom@kdicommercial.com Steve Seiler, Senior Associate, Partner, Director Cell: 403.818.9837 sseiler@kdicommercial.com