

INVESTMENT SALE

35,396 SF (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



5903-5963 — 92 Street, Edmonton, AB

MULTI-BAY INDUSTRIAL INVESTMENT PROPERTY

Property Highlights

- A multi-bay industrial property, offering stability with eighteen out of eighteen bays leased
- This property offers below-market rent with possible upside for buyers, as well as returns in line with the market
- A Clean Phase 1 ESA is available
- Easy access to Whitemud Drive and Argyll Road



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Multi-bay Industrial Building

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Edmonton industrial vacancy is around 3% with projections for an even lower vacancy.



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Property Information

Municipal Address: 5903-5963 92 Street, Edmonton, AB

Building Size: 35,396 Sq. Ft. (+/-)

Lot Size: 1.75 Acre (+/-)

Zoning: IB (Industrial Business)

Parking: Ample surface parking

Power: 220 Volt / 200 Amp / 3 Phase TBC

Loading: 19 Bay doors

Possession: Immediate/negotiable

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Purchase Price: \$5,125,000.00

Contact

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