

FOR SALE

±35,396 SF

±1.75 Acre Site

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5903-5963 – 92 Street, Edmonton, AB

MULTI-BAY INDUSTRIAL BUILDING

Property Highlights

- Multi-bay industrial property with 18 rental units in three buildings
- Units range from 1,400 – 2,600 Sq. Ft.
- Units are tenanted with below-market rent on short-term leases
- Buildings are in good condition with no major CAPEX required
- Clean Phase 1 ESA Available
- Centrally located with easy access to major arterial roads
- Edmonton has a 2% industrial vacancy rate. This vacancy rate is lower in small bay industrial units. This indicates the potential for significant upside to buyers by simply renewing existing tenants at market rent.

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Multi-Bay Industrial Building

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Property Information

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

Size ±35,396 Sq. Ft. w/ ±1.75 Acres Site

Zoning: BE (Business Employment)

Loading: 19 Bay Doors Grade

Power: 220 Volt / 200 Amp / 3 Phase (TBC)

Possession: Immediate/negotiable

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Property Price: \$5,125,000.00

Contact

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