\$24,000,000 - 3115 93 Street, Edmonton

MLS® #E4428614

\$24,000,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Parsons Industrial, Edmonton, AB

Investment Opportunity This is a rare chance to purchase a high-quality Class A industrial building with a strong long term tenant already in place. The property offers stable income with a triple-net lease. Built in 2007 and kept in excellent condition- with recently replaced roof- the facility includes modern features like, LED lighting, multiple bridge cranes, and a secure, fenced yard. Located on 8.35 acres with great access to major highways and transportation routes, this is a turnkey investment generating \$1.6 million in annual income with a 7% cap rate. The lease runs until June 30, 2027 and the tenant has expressed interest in his option to renew.

Built in 2007

Essential Information

MLS® # E4428614 Price \$24,000,000

Bathrooms 0.00 Acres 0.00 Year Built 2007

Type Industrial

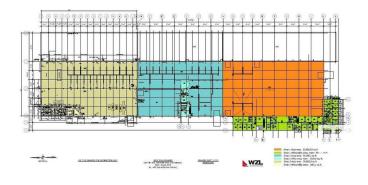
Status Active

Community Information

Address 3115 93 Street







Area Edmonton

Subdivision Parsons Industrial

City Edmonton
County ALBERTA

Province AB

Postal Code T6N 1L7

Exterior

Exterior Concrete

Roof See Remarks

Construction Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 41

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Listing information last updated on April 4th, 2025 at 10:32am MDT