

\$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

FOR SALE Industrial Warehouse

INVESTMENT OPPORTUNITY

- Class A Manufacturing Facility
- Long standing tenant in place

WENZEL BUILDING
3115 - 93 Street NW
Edmonton AB T6N 1L7

NOI: \$1,600,000 CAD
CAP RATE: 7%
Price: \$24,000,000 CAD

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REALTOR®

| | |
|-------------|--------------------|
| 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 11:32am MDT