

\$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 12:02pm MDT