



Edmonton Alberta

\$3,900,000

2 buildings, one title. Invest in a prime office/warehouse asset at 14315 128 Avenue, Edmonton, AB, priced at \$3,900,000! This multi-tenant office/warehouse complex offers 26,645 sq ft on 1.51 acres, appraised at \$3,930,000. Benefit from stable income with a projected \$281,094 annual Net Operating Income from two established tenants. Strategically located in the Bonaventure Industrial area, enjoy excellent access to major routes including Yellowhead Trail and St. Albert Trail. The property is in good condition with established, long-term tenants. Edmonton's industrial market is robust, featuring a record-low 3.1% vacancy rate and record 6.4 million square feet of positive net absorption. A stable, compelling investment opportunity in a thriving market! (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

<https://www.exprealty.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.