



Edmonton Alberta

\$10,750,000

o 76,267 SF? freestanding industrial buildingo Exposure to 118 Avenue in northwest Edmontono 0.25 acre? fenced yard onsiteo Recent capital upgrades:> Solar panel installation (~2022)> Majority of roof replaced during solar installation (~2022)> New sump pump (~2023)o Additional income from OutFront Media signageo Comprehensive 2025 Due Diligence Reports available: Phase I ESA, RPR, BCA (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



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