

# THE OPPORTUNITY

• Land Area:	8.35 Acres
• Building Size:	115,159 Sf
• Covered Gantry Crane:	50,400 Sf
• Year Built:	2007
• Taxes 2024:	\$447,279
• Tenant term expiry:	June 30, 2027
• Net Annual Income:	\$1,600,000 CAD
• Cap Rate:	7%
• Price:	\$24,000,000 CAD



- Class A Building in excellent condition.
- Long standing international tenant, Wenzel Downhole Tools.
- NNN - tenant pays taxes, insurance, maintenance.
- Roof has recently been done.
- Abundant parking.

**Cal Halasz**  
Commercial Sales/Leasing

**RE/MAX REAL ESTATE**  
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## Edmonton Alberta

\$24,000,000

**INVESTMENT OPPORTUNITY:** This is a rare chance to purchase a high-quality Class A industrial building as an investment or owner-user. 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. Other Property Types: IndustrialOwnership Interest: Agent/Seller has InterestTitle to Land: Fee SimpleRPR Survey Available: YesSeller Rights: NoAppointment Name: Cal HalaszAppointment Phone: 780-554-0979Paragon Listing ID: E4428614 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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