



## Edmonton Alberta

\$7,900,000

**INDUSTRIAL INVESTMENT OPPORTUNITY** Two freestanding buildings including a distribution warehouse and a manufacturing facility, combined for 69,444 SF with an additional 25,000 SF of mezzanine area (not included in rentable area). BGE Indoor Air Quality Solutions has been a tenant in the property since original building construction and now leases the entire asset. This offering provides an attractive blend of lease term, contractual income growth, location scarcity, and exposure to Edmontons industrial market. The property has attractive in-place financing that can be assumed but is also available free and clear of financing if desired.

Zoned IH (Heavy Industrial). Other Property Types: Industrial Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: Yes Appointment Name: Curtis Palmer Appointment Phone: 780-920-2002 Paragon Listing ID: E4438965 (id:6769)

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



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