



## Edmonton Alberta

\$5,300,000

This 34,102 sq. ft. small-bay industrial investment property in NW Edmonton sits on a 1.54-acre site and features net leases, functional grade-level loading, excellent access to St. Albert Trail and Yellowhead Trail, and solid concrete block construction with a new roof (2022). The property is 71% occupied with a 3.14-year WALT, offers upside through existing strata title and potential condo sales, and the seller may provide a short-term leaseback on vacant space, with further details available upon execution of a Confidentiality Agreement. (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

<http://www.edmontoncommercial.com/>



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