



## Edmonton Alberta

\$2,298,888

INVESTMENT OPPORTUNITY - 3 INDUSTRIAL CONDO UNITS FOR SALE Rare opportunity to acquire three industrial condominium units in the highly sought-after Mistatim Industrial area of Northwest Edmonton. This offering consists of 3 units totaling approximately 13,192 SF (including mezzanine areas) and is being offered as a single investment package. FULLY LEASED WITH LONG-TERM TENANTS providing stable cash flow and an attractive 7% CAP RATE. The units feature a mix of office, warehouse, and mezzanine space, grade-level loading, ample common parking, and excellent access to major transportation routes including Yellowhead Trail, Anthony Henday Drive, and 156 Street. Constructed of durable concrete block construction, the property offers strong tenant appeal, functional layouts, and long-term investment stability in one of Edmonton's established industrial nodes. Highlights: 3 UNITS FOR SALE FULLY LEASED WITH LONG-TERM TENANTS 7% CAP RATE Approx. 13,192 SF combined area Grade-level loading doors Common on-site parking Excellent northwest Edmonton location Strong in-place cash flow For additional information or to arrange a tour, contact: VIMA - Real Broker FRANCO MAIONE

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