



Edmonton Alberta

\$3,250,000

o 18,560 sq. ft. multi-tenant industrial building on 1.06 acre paved site.
o Eleven (11) separately metered bays and 1,800 sq. ft. fenced yard.
o 92% leased with the Owner occupying one bay.
o At 100% occupancy: An estimated \$215,389.00 NOI / 6.6% cap rate based on list price.
o Flexible lease terms provide future expansion opportunities for Owner/Users.
o Located in the Winterburn Industrial area with quick access via Anthony Henday Drive and Stony Plain Road. (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



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