



Edmonton Alberta

\$1,535,000

Exceptional industrial investment opportunity offering a strong 7.5% cap rate! Sale includes 12328 66 Street NW and the adjacent corner lot at 12310 66 Street NW, creating a combined 27,415 sq. ft. site with premium exposure at the corner of 66 Street and Yellowhead Trail. With approximately 81,000 vehicles passing by daily, this property provides outstanding visibility and excellent long-term income potential. The 5,200 sq. ft. building features 20-foot interior ceilings, 5 overhead doors, a drive-through wash bay, 2 bathrooms, and an upper level with 4 separate offices. The property is equipped with security lighting, 50+ parking stalls, and also includes a well-appointed office trailer located on the corner lot. Perfect for trucking companies, mechanics, auto body shops, contractors, equipment sales, and a variety of industrial users. An added bonus is the existing Pattison outdoor advertising sign, which generates additional rental income from a small portion of the land. A rare opportunity to own a highly visible, income-producing industrial property in one of Edmonton's most prominent commercial corridors. (id:6769)

Listing Presented By:



Originally Listed by:
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