



# INDUSTRIAL INVESTMENT OPPORTUNITY

PRICE: \$24,000,000

NOI: \$1,600,000

## Edmonton Alberta

\$24,000,000

INVESTMENT OPPORTUNITY: This is a rare chance to purchase a high-quality Class A industrial building with a strong long term tenant already in place. The property offers stable income with a triple-net lease. Built in 2007 and kept in excellent condition with recently replaced roof- the facility includes modern features like, LED lighting, multiple bridge cranes, and a secure, fenced yard. Located on 8.35 acres with great access to major highways and transportation routes, this is a turnkey investment generating \$1.6 million in annual income with a 7% cap rate. The lease runs until June 30, 2027 and the tenant has expressed interest in extending the lease immediately for another 5 years. (id:6769)

Listing Presented By:



Originally Listed by:  
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