

# THE OPPORTUNITY

|                         |                  |
|-------------------------|------------------|
| • Land Area:            | 8.35 Acres       |
| • Building Size:        | 115,159 Sf       |
| • Covered Gantry Crane: | 50,400 Sf        |
| • Year Built:           | 2007             |
| • Taxes 2024:           | \$447,279        |
| • Tenant term expiry:   | June 30, 2027    |
| • Net Annual Income:    | \$1,600,000 CAD  |
| • Cap Rate:             | 7%               |
| • Price:                | \$24,000,000 CAD |



- Class A Building in excellent condition.
- Long standing international tenant, Wenzel Downhole Tools.
- NNN - tenant pays taxes, insurance, maintenance.
- Roof has recently been done.
- Abundant parking.

**Cal Halasz**  
Commercial Sales/Leasing

**RE/MAX REAL ESTATE**  
780 554 0979  
calhalasz@outlook.com

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## Edmonton Alberta

\$24,000,000

**INVESTMENT OPPORTUNITY:** This is a rare chance to purchase a high-quality Class A industrial building as an investment or owner-user. 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. Other Property Types: IndustrialOwnership Interest: Agent/Seller has InterestTitle to Land: Fee SimpleRPR Survey Available: YesSeller Rights: NoAppointment Name: Cal HalaszAppointment Phone: 780-554-0979Paragon Listing ID: E4428614 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399  
Fax:  
steveleddy@hotmail.com

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