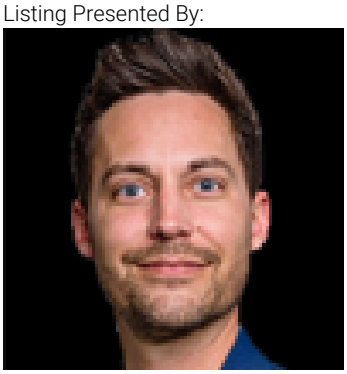


Edmonton Alberta

$5,350,000

Opportunity to acquire a 41,235 sq.ft.? manufacturing facility with prominent frontage on 97 Street NW, featuring multiple bridge and jib cranes, five grade-loading overhead doors, a secured yard with exterior storage, and a partial roof replacement completed in March 2026. Approximately 36,089 sq.ft.? is available for immediate occupancy, with existing tenants providing in-place income, potential demising options, and excellent access to Whitemud Drive, 63 Avenue, and other major transportation routes. (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc

REMAX Excellence

201, 5607-199 Street, Edmonton, Alberta,

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.