

FOR SALE

WEIR INDUSTRIAL

9,000 SF, 4 CONDO BAYS

4323/4327/4331/4335 78 Ave, Edmonton, Alberta

PROPERTY DETAILS

Investment Opportunity in WEIR INDUSTRIAL : Long term tenant. Well maintenance, low condo fee, concrete block exterior building with steel beam roof support and Q-deck. Newly paved parking lot, with upgraded 480V 3 phase power at 1,200 Amps capacity, forced air ceiling heating, tankless hot water with 3 grade level loading doors 12' x 12'. Excellence accessibility to 50 Street, Sherwood Park Fwy and Anthony Henday Dr.

\$1,599,900

SALE PRICE

9,000 SF

TOTAL SIZE

1978

YEAR BUILT

\$113,750

NOI

Cap Rate: 7.11%

Hai Duong

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LOCATION MAP

