

INVESTMENT OPPORTUNITY

6930 34 STREET NW EDMONTON, AB | FOR SALE



PROPERTY DETAILS

- 100% leased, including four 10 & 15 year leases in place.
- Dock and grade loading
- Excellent access to 34 Street, 50 Street and Sherwood Park Freeway
- Ample parking

Address:	6930 34 Street NW Edmonton, AB
Zoning:	IB
Loading:	Dock, Grade, & Interior Grade
Site Size:	4.32 Acres
Ceiling Height:	20'
Construction:	Concrete block
Power:	2000 amp. 600 volt, 3 phase (TBC)
Lighting:	T5
Building Size:	64, 763 SF +/-
Year Built:	1982
Tenants:	6

RE/MAX
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COMMERCIAL DIVISION

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commercialveg.ca

#1 RE/MAX Commercial Team Worldwide 2017 & 2018*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 & 2018

FLOOR PLAN

TOTAL SIZE: 64,763 SF +/-

LEASABLE: 59,676 SF +/-

Bay 1: 17,363 sf of main floor + 1,940 sf of mezzanine

Bay 2: 3,119 sf of main floor

Bay 3: 12,000 sf of main floor

Bay 4: 5,800 sf of main floor + 664 sf of mezzanine

Bay 5: 6,200 sf of main floor + 763 sf of mezzanine

Bay 6: 3,000 sf of main floor + 860 sf of mezzanine

Bay 7: 6,000 sf of main floor + 860 sf of mezzanine

Bay 8: 6,194 sf of main floor

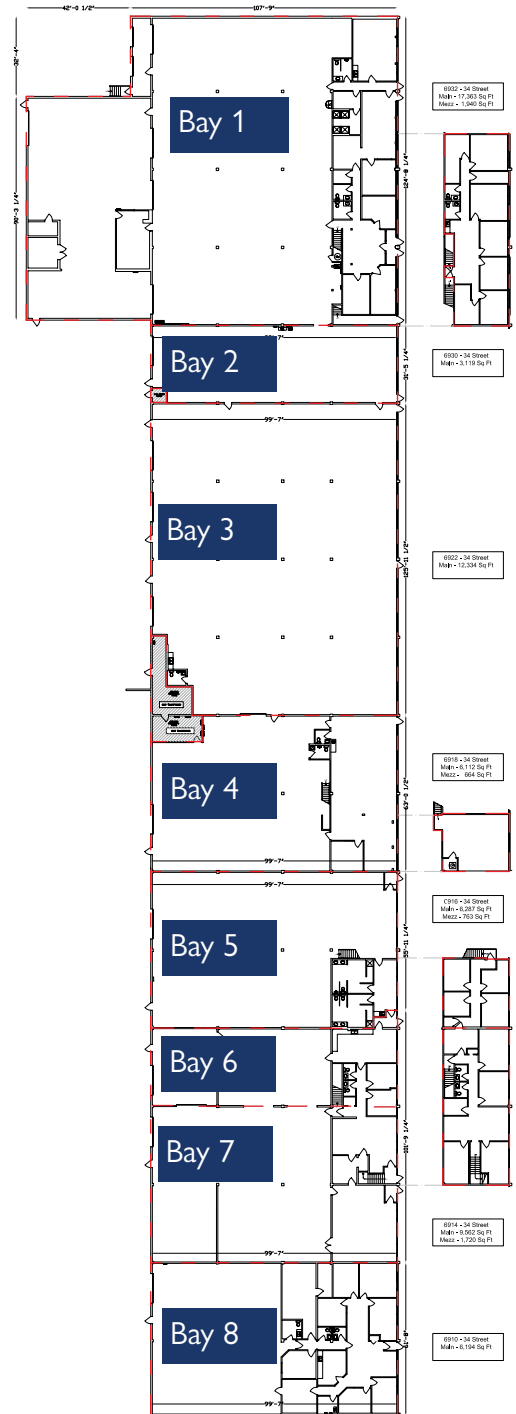
FINANCIAL INFORMATION

Property Tax \$147,677 (2017)

Average NOI: \$520,161

Price: \$7,550,000

PROPERTY MAP



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