

## \$24,000,000 - 3115 93 Street, Edmonton

MLS® #E4428614

**\$24,000,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Parsons Industrial, Edmonton, AB

**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 his option to renew.

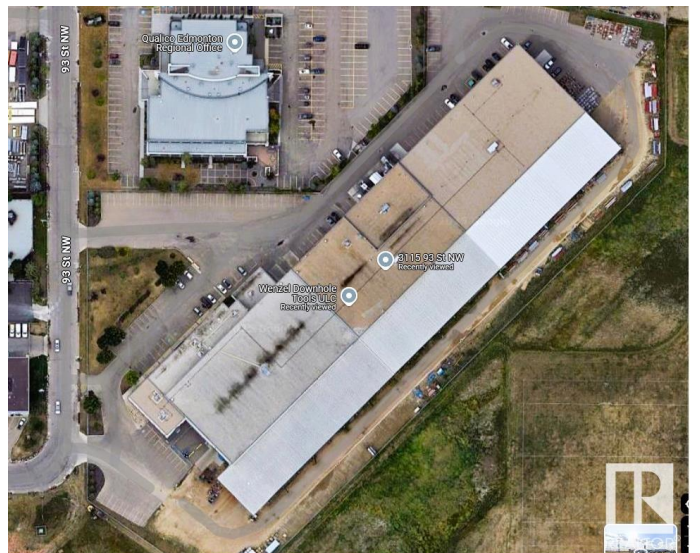
Built in 2007

### Essential Information

MLS® #	E4428614
Price	\$24,000,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

### Community Information

Address 3115 93 Street



Area	Edmonton
Subdivision	Parsons Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1L7

### **Exterior**

Exterior	Concrete
Roof	See Remarks
Construction	Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	26
Zoning	Zone 41

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Listing information last updated on April 28th, 2025 at 6:02pm MDT