



Multi-Tenant Office and Industrial Building

FULLY LEASED INVESTMENT PROPERTY

9742-62 - 54 AVENUE EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

COLTON COLQUHOUN

Associate Broker

587 635 5612

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NAICommercial

Property Highlights

Prime Location: Situated in the sought-after Coronet Industrial Park in South Edmonton, a high-demand area for businesses

Roof Upgraded in 2015: Modernized and well-maintained, reducing future maintenance concerns

Fenced and Gated Yard: Outdoor storage areas available for tenants

Concrete Parking: Convenient, secure, and low-maintenance for tenants and visitors

Phase 1 Environmental Completed in 2023: Ensures property is environmentally compliant

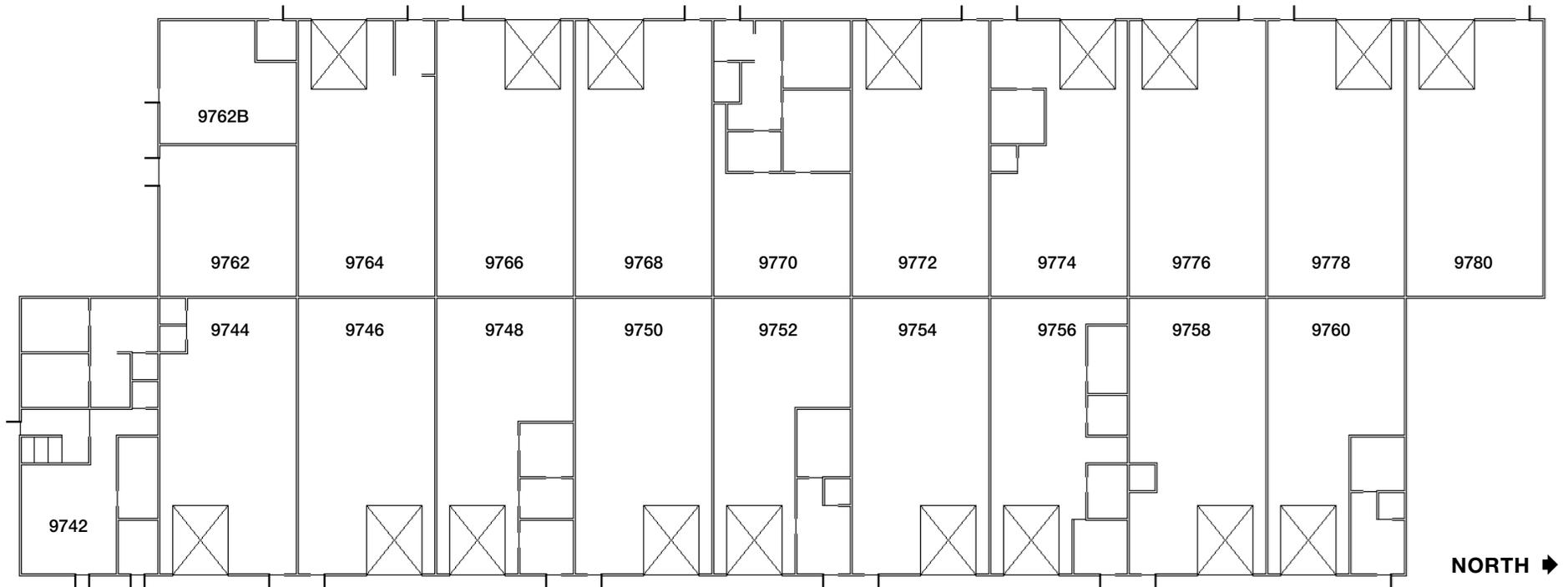


Additional Information

LEGAL DESCRIPTION	Plan 8421409, Block 12, Lot 12 & 13
ZONING	Medium Industrial (IM)
YEAR BUILT	1980
LOADING	(17) 12'x14' grade
CONSTRUCTION	Precast concrete
CEILING HEIGHT	19' clear in warehouse bays
POWER	800 amps to building
SIZE	44,500 sq.ft.±
SITE SIZE	2.14 acres±
CURRENT NET OPERATING INCOME	\$419,641.25
PROPERTY TAXES (2025 est)	\$132,824.88
SALE PRICE	\$6,200,000



Main Floor Plan



- Property consists of 2 titled lots
- Fully leased to 24 Tenants
- Concrete parking/drive lane
- Main floor and second floor office space in 3 bays, remainder warehouse
- Heating/cooling - RTU's, overhead gas fired units and ceiling fans

Confidentiality Agreement



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