



EEC Motors Building

PRIME AUTOMOTIVE INDUSTRIAL INVESTMENT OPPORTUNITY

10351/53 - 60 AVENUE, EDMONTON, AB

FOR SALE



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



780 436 7410



NAI EDMONTON.COM

CONOR CLARKE
Senior Associate
587 635 2480
cclarke@naiedmonton.com

NAICommercial

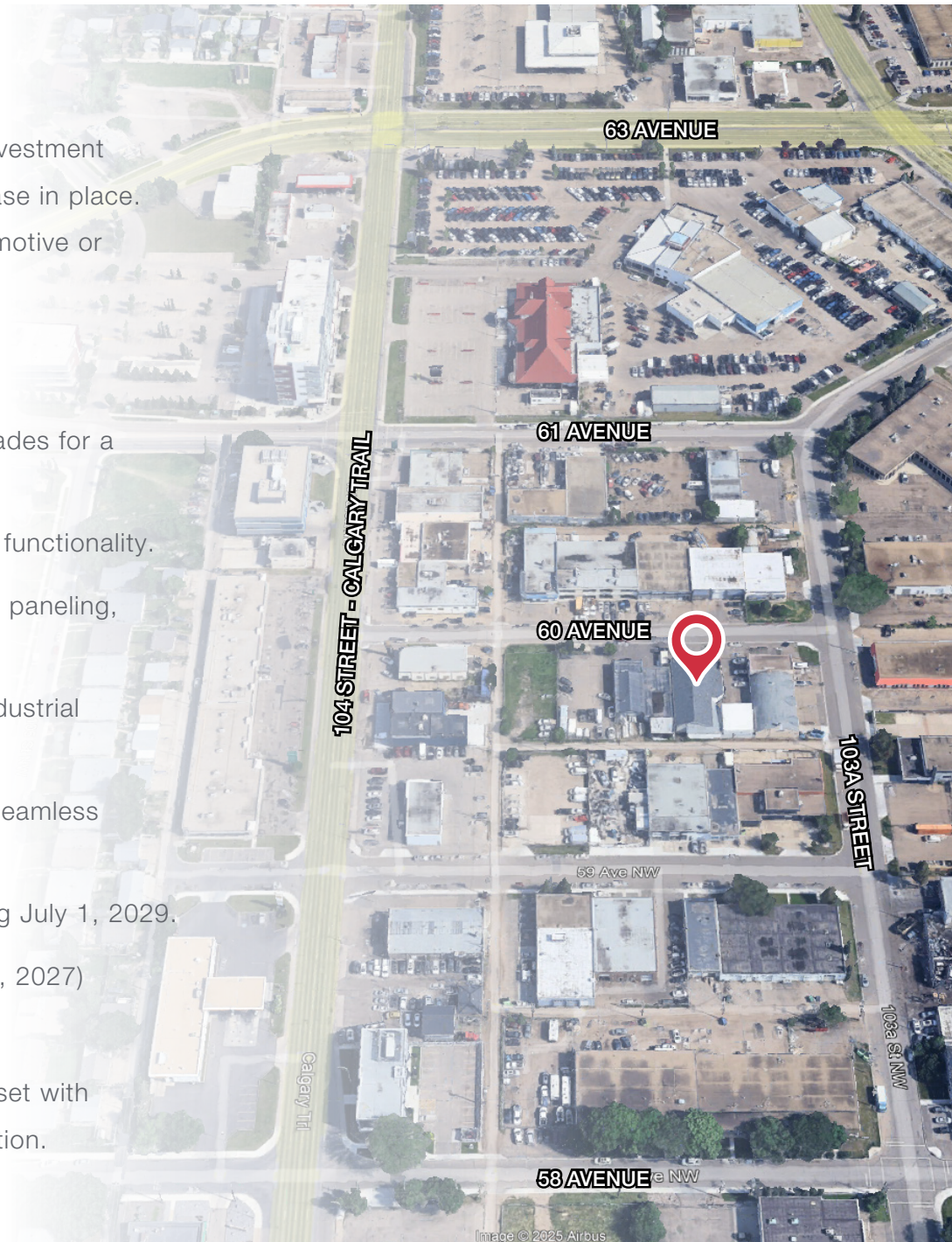
Investment Opportunity

This exceptionally maintained industrial property offers a turnkey investment opportunity with strong triple-net rental income and a long-term lease in place. Boasting a clean and well-kept interior, this space is ideal for automotive or industrial users seeking a high-functioning workspace.

Key Property Features

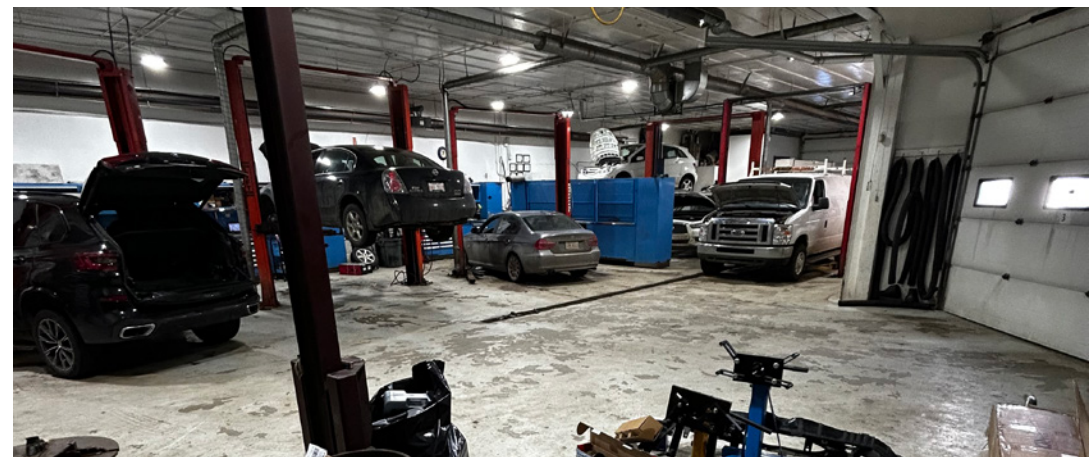
- **Impeccable Interior:** Meticulously maintained with recent upgrades for a modern and professional look.
- **Clean Automotive Work Area:** Purpose-built for efficiency and functionality.
- **Newly Upgraded Finishes:** Stylish vinyl plank flooring, slat wall paneling, drywall, lighting, doors, and fresh paint throughout.
- **Warehouse Paint Booth:** Fully equipped for automotive and industrial applications.
- **Ample Access & Loading:** 13 grade-level overhead doors for seamless operations.
- **Secure Long-Term Lease:** 10-year lease term in place, expiring July 1, 2029.
- **Strong Triple-Net Income:** \$148,500 per annum (until June 30, 2027)
\$157,000 per annum (July 1, 2027 – June 30, 2029).

This is a rare opportunity to acquire a stable income-generating asset with minimal landlord responsibilities in a highly desirable industrial location.



Additional Information

LEGAL DESCRIPTION	Plan 9123700 Blk 82 Lot A, B
ZONING	BE - Business Employment
SIZE AVAILABLE	10353 - 6,372 sq.ft.± 10351 - 6,448 sq.ft.± Total: 12,820 sq.ft.±
AVAILABLE	Immediately
YEAR BUILT	1954 & 1974
HEATING	Forced Air (Office); Radiant (Warehouse)
POWER	3-phase (TBC)
LIGHTING	LED (mostly); T5
LOADING	7 doors - (12'H x 10'W) 6 doors - (10'H x 10'W)
SITE/YARD SIZE	0.49 acres
LEASE RATE	\$11.58/sq.ft./annum
LEASE TERM	Expires July 1, 2029
PROPERTY TAXES	\$50,531.26 (2025)
SALE PRICE	\$2,995,000




EEC Motors Building

NAI Commercial

CONOR CLARKE
Senior Associate
587 635 2480
cclarke@naiedmonton.com

 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

 780 - 436 - 7410

 www.naiedmonton.com

