

# \$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 extending the lease term with new owner.

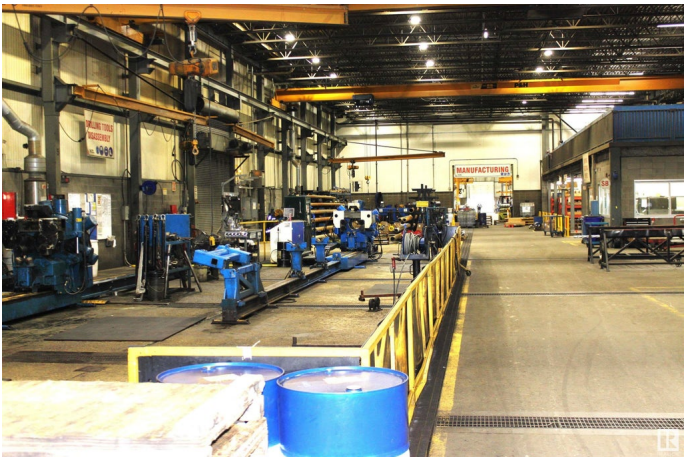
Built in 2007

## 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 | 113             |
| Zoning         | Zone 41         |

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Listing information last updated on July 24th, 2025 at 4:17pm MDT