

FOR SALE Industrial Warehouse



INVESTMENT OPPORTUNITY

- Class A Manufacturing Facility
- Long standing tenant in place
- Tenant looking to extend Lease Term



WENZEL BUILDING
3115 – 93 Street NW
Edmonton AB T6N 1L7

NOI: \$1,639,092 CAD

Price: \$24,000,000 CAD

Cal Halasz
Commercial Sales/Leasing

RE/MAX REAL ESTATE
780 554 0979
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PROPERTY OVERVIEW

Location: 3115 – 93 St NW Edmonton AB

Legal: Plan 9123326, Block 3, Lot 23

Office: 25,994 Sf

Warehouse: 89,165 Sf

Covered Craneway: 50,750 Sf

Loading: 8 grade doors

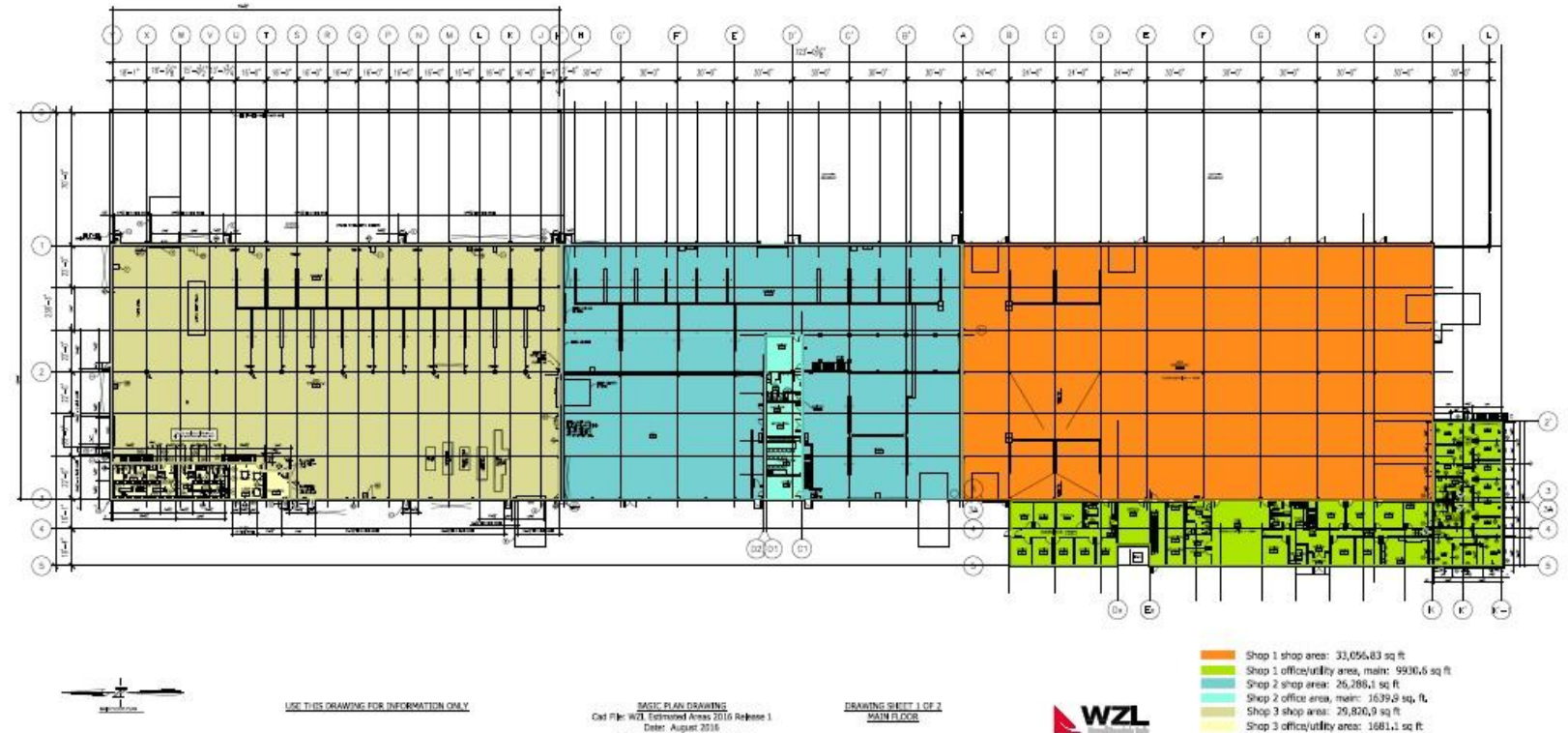
Cranes: Multiple 5 - ton bridge cranes

Lighting: New LED lighting

Yard: Fenced and secure

Zone: IM Medium Industrial

Floor Plan



RE/MAX REAL ESTATE
Edmonton Ltd. Central Branch
200, 10835 124 St.
Edmonton AB T5M 0H4

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LOCATION

Strategically positioned near, Whitemud Drive, Calgary Trail and Anthony Henday Drive. Easy Access to Highway 2, Yellowhead Trail, Highways 14 & 28 and Edmonton International Airport.

DRIVE TIMES:

Downtown Edmonton:	23 min
Calgary:	2 hr 45 min
Vancouver:	12 hr
U.S. Border Coutts:	5 hr 41 min
Ft. Mac:	4 hr 28 min
Edmonton International:	20 min



THE OPPORTUNITY

- Land Area: 8.35 Acres
- Building Size: 115,156 Sf
- Covered Craneway: 50,750 Sf
- Year Built: 2007
- Taxes 2024: \$447,279
- Tenant term: currently renewing lease.
- Net Annual Income: \$1,639,092 CAD
- Cap Rate: 7.0%
- Price: \$24,000,000 CAD



- Class A Building in excellent condition.
- Long standing international tenant, Wenzel Industrial.
- NNN - tenant pays taxes, insurance, maintenance.
- New Roof.
- Abundant parking.

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