

INDUSTRIAL INVESTMENT SALE

PRICE REDUCED  
~~\$2,995,000~~  
NOW \$2,700,000



# 3 Freestanding Industrial Buildings

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



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**NAI**Commercial

## 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.
- **Site Access:** Quick access to major transportation routes including Gateway Blvd, Whitemud Drive, and Anthony Henday.
- **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).

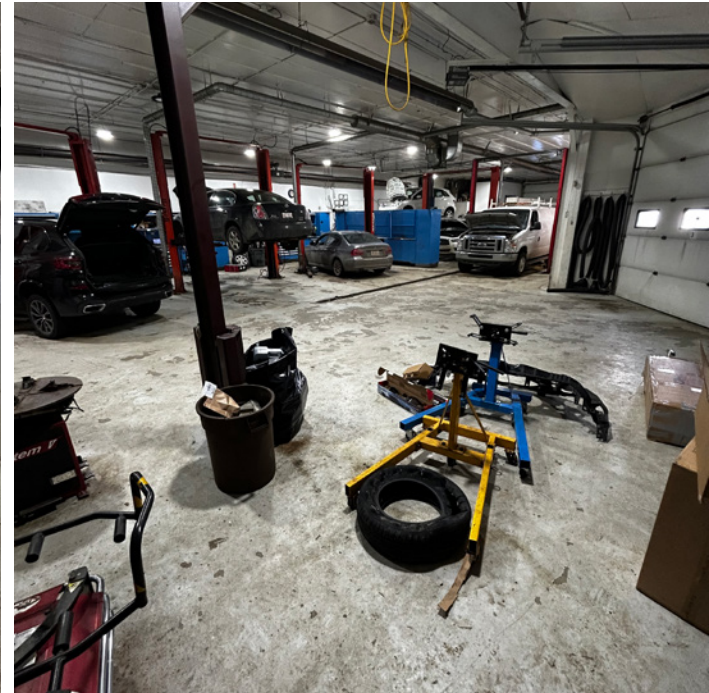
This is a rare opportunity to acquire a stable income-generating asset with minimal landlord responsibilities in a highly desirable industrial location.



## Additional Information

LEGAL DESCRIPTION	Plan 9123700 Blk 82 Lot A, B
ZONING	BE - Business Employment
BUILDINGS	Three freestanding industrial buildings totaling 13,572 sq. ft. on a 21,510 sq. ft. (0.49 acre) site. <ul style="list-style-type: none"> <li>o Building 1 (10351): 6,600 sq. ft.</li> <li>o Building 2 (10353): 5,712 sq. ft.</li> <li>o Building 3: 1,200 sq. ft.</li> </ul>
AVAILABLE	Immediately
YEAR BUILT	Buildings 1 & 2 were originally built in 1954, with additions to Building 2 completed in 2000. Building 3 was added in 2009.
HEATING	Forced Air (Office);
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	\$10.95/sq.ft./annum
LEASE TERM	Expires July 1, 2029 (1 x 5-year renewal option)
PROPERTY TAXES	\$50,531.26 (2025)
SALE PRICE	\$2,995,000 <b>\$2,700,000</b>





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