

INVESTMENT OPPORTUNITY

Impact Centre

FREESTANDING BUILDING ON 1.16 ACRES

9704 - 27 AVENUE, EDMONTON, AB

FOR SALE



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



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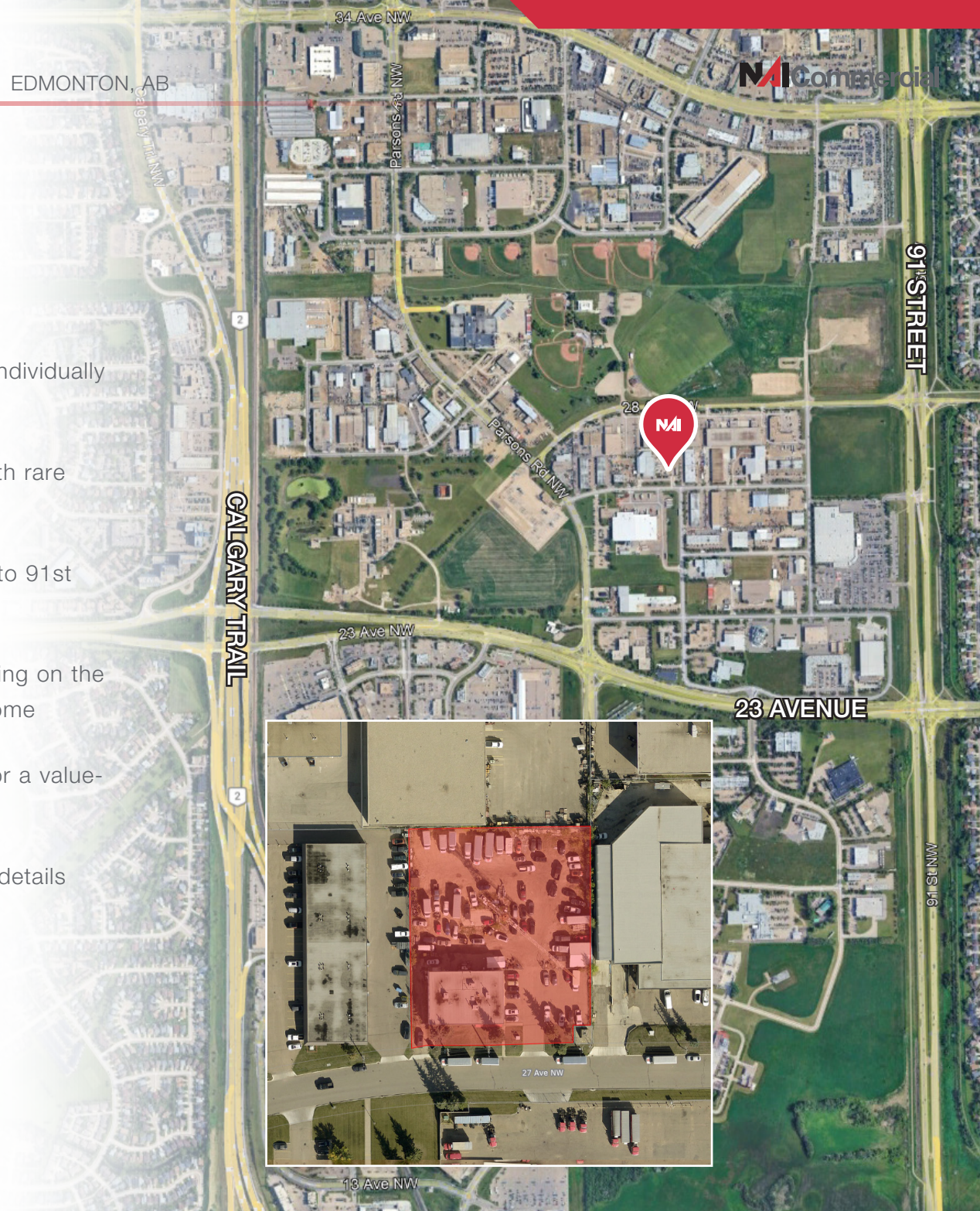
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NAICommercial

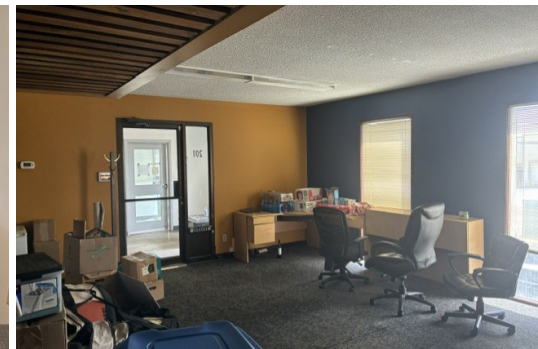
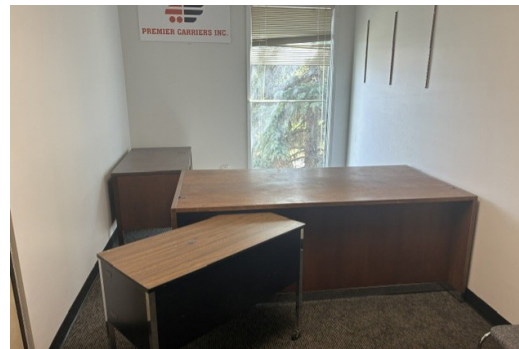
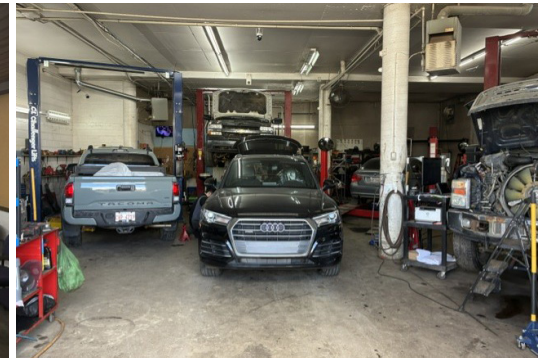
Property Highlights

- Freestanding Industrial Building on 1.16 Acres
- Main Floor consists of two leased industrial bays
- Second floor operates as a business center, with individually leased offices and common area amenities
- Excess yard is ideal for multiple industrial users with rare operational flexibility
- Located just off Parsons Road, with quick access to 91st Street, Calgary Trail and Anthony Henday Drive.
- Potential to develop an additional 11,880sqft building on the north end of the site to increase net operating income
- Well positioned for either a long-term owner user or a value-add buyer
- Contact the listing agents for rent roll and income details

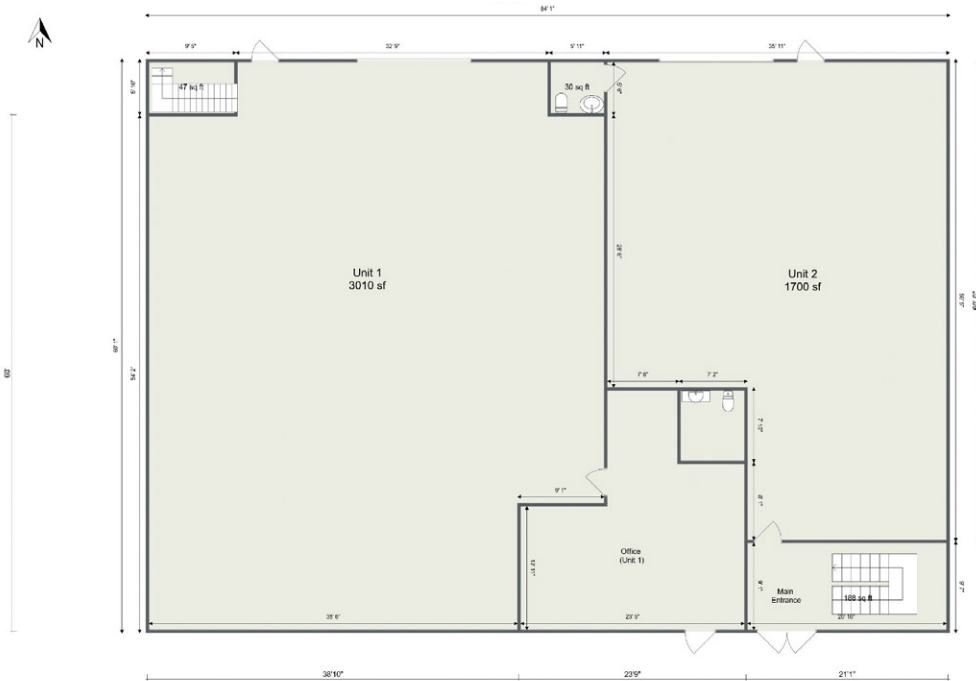


Additional Information

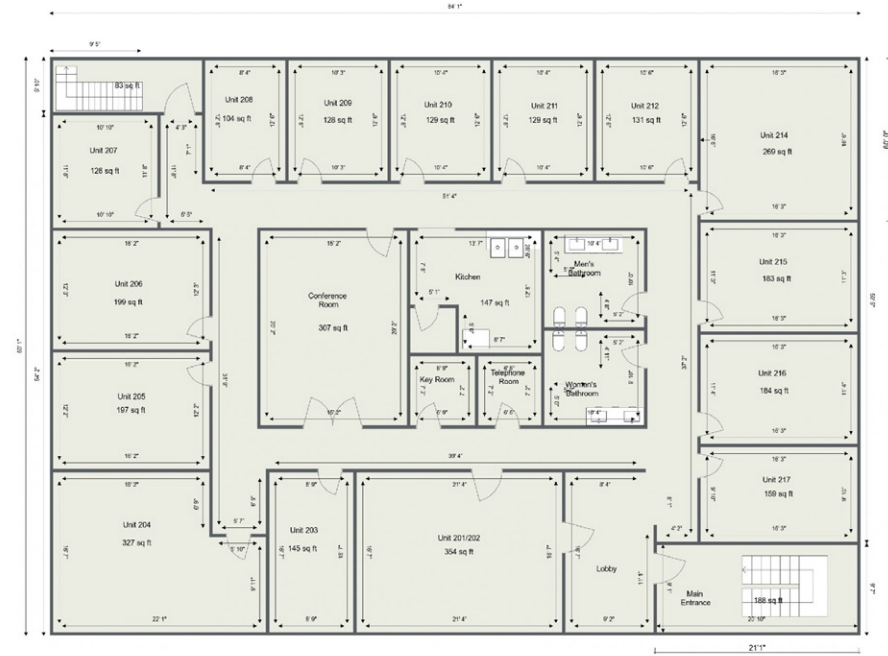
LEGAL DESCRIPTION	Plan 7822634, Block 9, Lot 11
ZONING	Medium Industrial
SIZE AVAILABLE	5,040 sq.ft.± - Main floor 5,040 sq.ft.± - Second floor office
YEAR BUILT	1979
SITE COVERAGE RATIO	10%
PARKING	Surface parking stalls
SITE/YARD SIZE	1.16 Acres - Compacted and Gravelled
LOADING	Grade loading
PROPERTY TAXES	\$66,434.50 (2026)
SALE PRICE	\$2,200,000



MAIN FLOOR





2ND FLOOR




Impact Centre

NAI Commercial

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

 780 - 436 - 7410

 www.naiedmonton.com



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