

Judicial Sale

Multi-Tenant Industrial Building

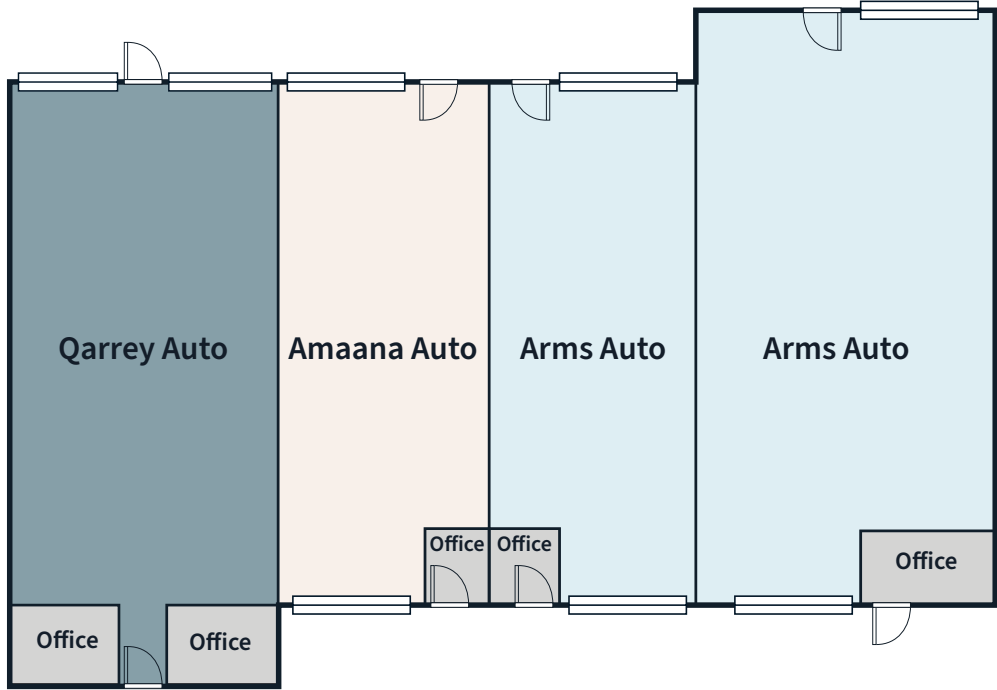
12803 56 Street, Edmonton, AB

Small-bay investment opportunity in Northeast Edmonton



Property Summary

Address	12803 56 Street, Edmonton	Lighting	TBC
Legal Description	Lots 1-4, Block 19, Plan 4983AM	Occupancy	100%
Building Area	10,000 SF	Construction	Masonry
Site Size	0.34 acres	Loading	Grade (8)
Zoning	IM - Medium Industrial	Ceiling Height	21'
Year Built	1973	Tenants	3
Power	3-Phase 208 Volt – TBC	Taxes	\$40,621 (2026)



About the Property

- 100% leased multi-tenant industrial property
- Long tenant tenure and near term lease expiries allow for near term upside
- Three bays are equipped with drive-thru bay doors
- Three long standing tenants providing ease of management

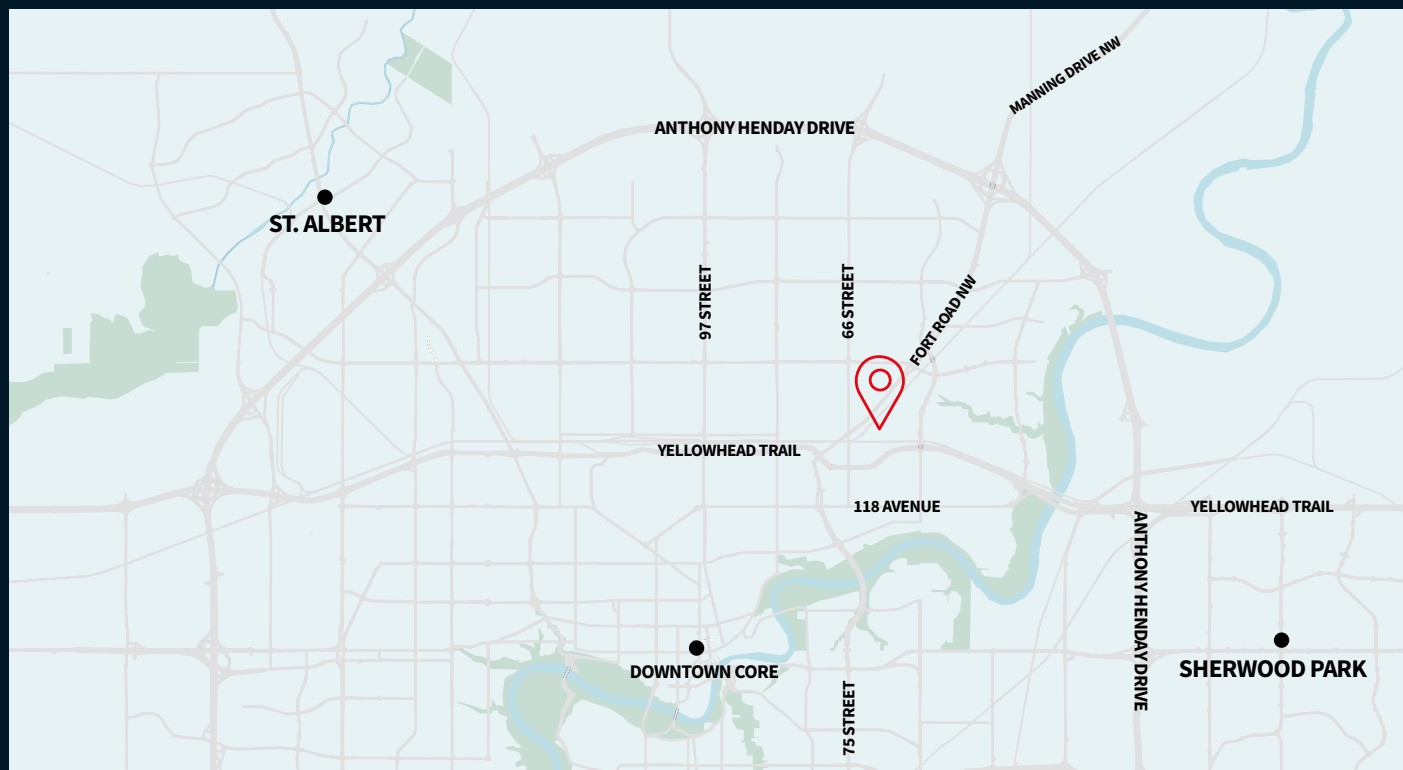


Sale Price
\$1,350,000



Cap Rate
7.62%





Offering Process

Offers will be responded to as they are received. All offers must be on a Court Approved form and subject to approval by the Court of King's Bench of Alberta.



Quick access to Yellowhead Trail (Highway 16), which is a major east west thoroughfare for Edmonton.

Only minutes to Fort Road, a main corridor that connects commuters to both Yellowhead Trail and Anthony Henday Drive, an 80-km long ring road servicing the Greater Edmonton Area.

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