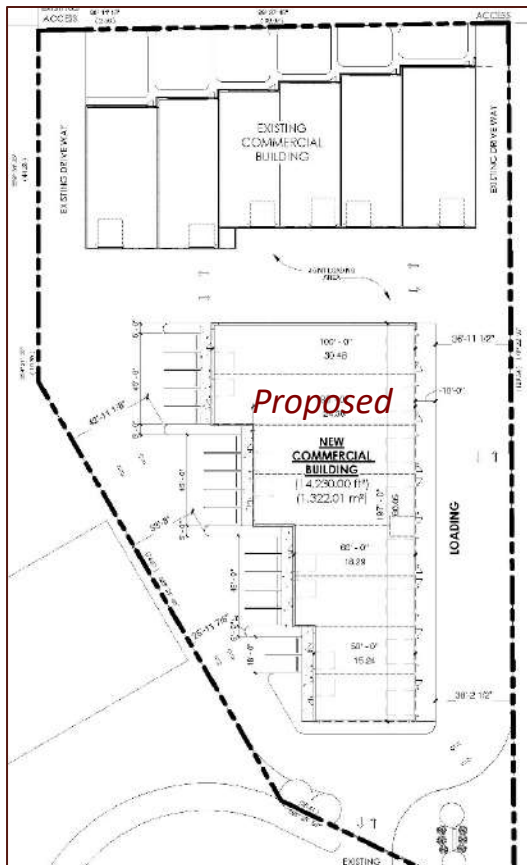


# Multi-Tenant Investment Property and 1 acre IB-Zone Development Land



Amnor on Argyll located South Edmonton Argyll Rd and 91 Street. Property totals 1.84 acres with tenanted 14,000sqft building situated facing Argyll Rd and +/-1 acre development land with 62 Ave access. Drawings available for flex-indsutrial development.



Harry Kaura



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# 8845/65 – 63 Avenue NW, Edmonton T6E0E9

Legal description	Plan: 752 0616 Block: 5 Lot: 3
Zoning	(IB) Business Industrial
Site Size	1.84 Acres
Year Built (& Renovated)	1964 (2017/18)
Asset class	Flex - Industrial
Occupancy	100% fully occupied 4 Tenants over 6 Units
Lease Type	Triple Net, expenses recoverable
Building Area (Rentable)	14,191 (13,886)
2022 Property Taxes	\$58,754.02
2022 Operating Costs	\$25,745

Accurate as at **Aug, 2022**.  
Rent Roll and Lease Details  
available upon signed NDA.  
Please request from:  
[Sales@AmnorGroup.com](mailto:Sales@AmnorGroup.com)

