# \$24,000,000 - 3115 93 Street, Edmonton

MLS® #E4428614

### \$24,000,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Parsons Industrial, Edmonton, AB

INVESTMENT OPPORTUNITY: This is a rare chance to purchase a high-quality Class A industrial building as an investment or owner-user. The property offers stable income with a triple-net lease. Built in 2007 and kept in excellent condition with recently replaced roof-the facility includes modern features like, LED lighting, multiple bridge cranes, and a secure, fenced yard. Located on 8.35 acres with great access to major highways and transportation routes, this is a turnkey investment generating \$1.6 million in annual income with a 7% cap rate. The lease runs until June 30, 2027.



#### **Essential Information**

MLS® # E4428614

Price \$24,000,000

Bathrooms 0.00 Acres 0.00 Year Built 2007

Type Industrial

Status Active

## **Community Information**

Address 3115 93 Street

Area Edmonton

Subdivision Parsons Industrial







City Edmonton
County ALBERTA

Province AB

Postal Code T6N 1L7

### **Exterior**

Exterior Concrete

Roof See Remarks

Construction Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 199

Zoning Zone 41

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Listing information last updated on October 18th, 2025 at 5:32am MDT