

\$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 with a strong long term tenant already in place. 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 and the tenant has expressed interest in extending the lease term with new owner.

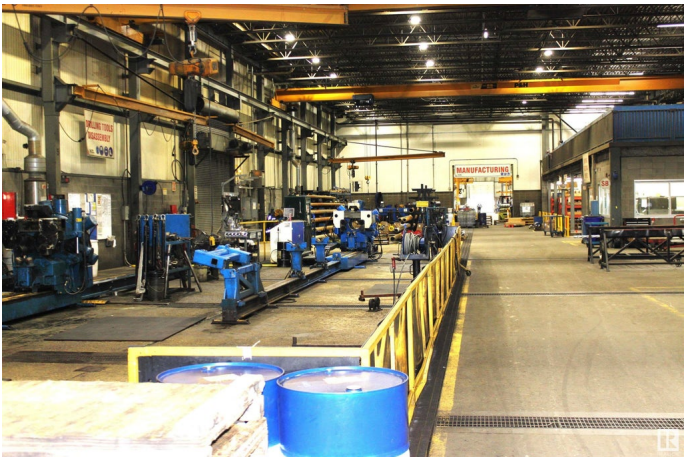
Built in 2007

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	121
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 5:17am MDT