

\$2,499,888 - 7620 Yellowhead Tr Nw, Edmonton

MLS® #E4327837

\$2,499,888

Bedroom, Bathroom, 21,981 sqft
Industrial on 0.00 Acres

Yellowhead Corridor East, Edmonton, AB

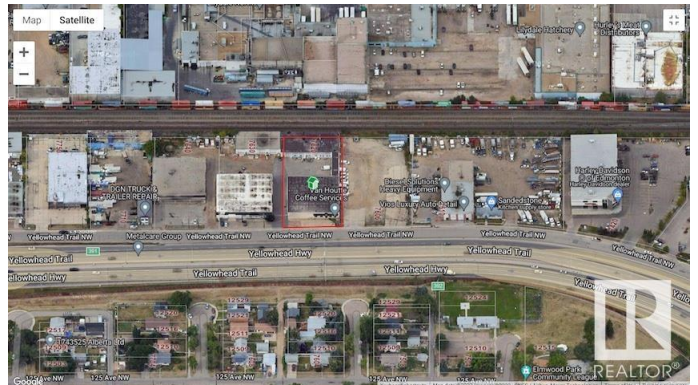
Fantastic opportunity to own over 21,000 +/- sq.ft of industrial space with great exposure from the Yellowhead. Features two office areas and two warehouse areas. Office areas consists of 12 offices, one boardroom, two open work spaces, two kitchen areas and washrooms. Warehouse areas consist of open warehouse space and a loading bay area with 8 grade level overhead doors. 3 x 12' door, 1 x 14' door and 5 x 8' door. Three phase electrical. 16' clearance to the trusses, Both forced are and reznor heat and air makeup unit installed. Roof at front of building replaced in the last 8 years and back of building in the last 6 years both with new membrane. Current tenant is a long term lease and would be interested in extending. 6% cap rate. Business not for sale - LAND AND BUILDING ONLY

Built in 1973

Essential Information

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|----------------|-------------|
| MLS® # | E4327837 |
| Price | \$2,499,888 |
| Square Footage | 21,981 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Industrial |

Community Information



| | |
|-------------|--------------------------|
| Address | 7620 Yellowhead Tr Nw |
| Area | Edmonton |
| Subdivision | Yellowhead Corridor East |
| City | Edmonton |
| Province | AB |
| Postal Code | T5B 1G3 |

Exterior

| | |
|--------------|----------------|
| Construction | Concrete Block |
|--------------|----------------|

Additional Information

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|-------------|---------------------|
| Date Listed | February 14th, 2023 |
|-------------|---------------------|

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|--------|----|
| Zoning | IM |
|--------|----|

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Listing information last updated on May 19th, 2024 at 10:46am MDT