



Total Land
6.39 ac

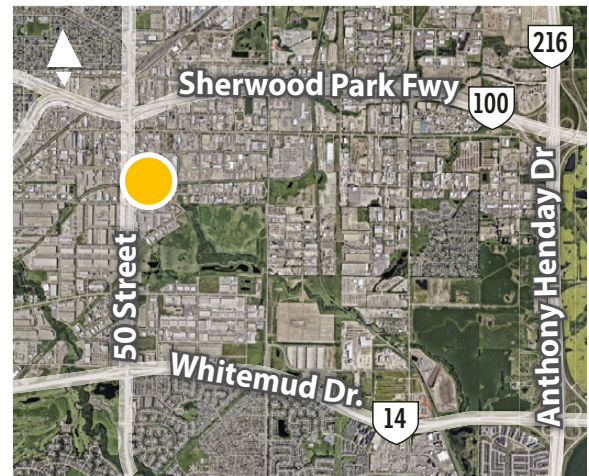
Building
28,000 sf

DEVELOPMENT LAND

INVESTMENT BUILDING
Fully leased to **ALCO**

50 STREET DEVELOPMENT LAND AND INVESTMENT BUILDING FOR SALE

7105 50 Street and 4903 72 Avenue
Edmonton



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LOCAL
EXPERTISE
MATTERS



Land 2.89 ac

Land 3.5 ac
Bldg. 28,000 sf

PROPERTY INFORMATION

1 DEVELOPMENT LAND

ADDRESS: 7105 50 Street NW, Edmonton

DISTRICT: Weir Industrial

LEGAL DESCRIPTION:

Plan 0125175, Block G, Lots 2A, 3A & 4A

ZONING: Future Urban Development (FD)

LAND AREA: 2.89 acres (total of 3 parcels)

COMMENTS:

- » Existing traffic light.
- » Corner location.
- » Compacted gravel site ready for development.
- » Short-term land rent.
- » 3 subdivided parcels.

2 INVESTMENT BUILDING

ADDRESS: 4903 72 Avenue NW, Edmonton

DISTRICT: Weir Industrial

LEGAL DESCRIPTION:

Plan 2214HW; Block G; Lot A

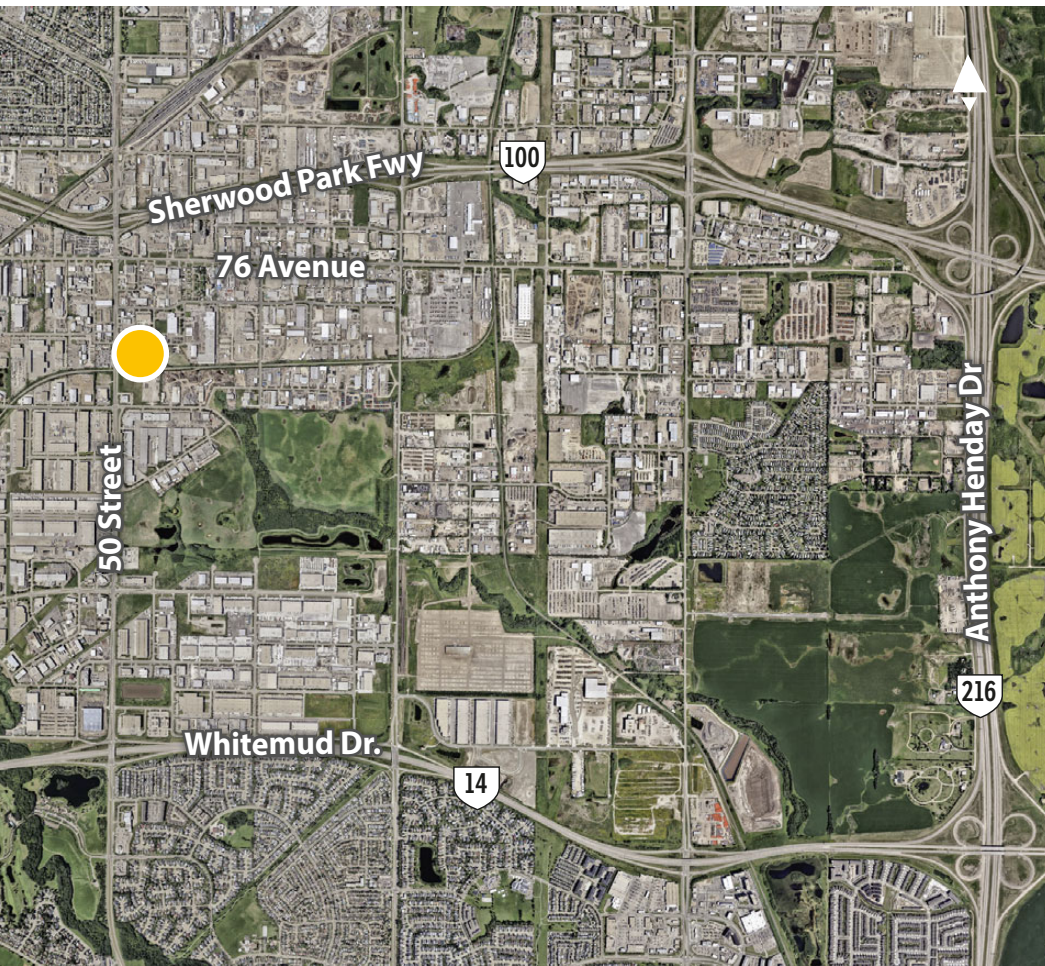
ZONING: Future Urban Development (FD)

BUILDING AREA: 28,000 sf

LAND AREA: 3.5 acres

COMMENTS:

- » This fully operational valve testing and repair facility is in above average condition.
- » Clean environmental report.



FINANCIAL INFORMATION

2024 TAXES: [1] \$62,743.97

[2] \$104,449.84

TOTAL: \$167,193.81

TENANCY: [2] Fully leased to Alco Industries

NET INCOME: [2] \$336,000/yr

PRICE: \$8,900,000

DEVELOPMENT LAND

SURVEY PLAN



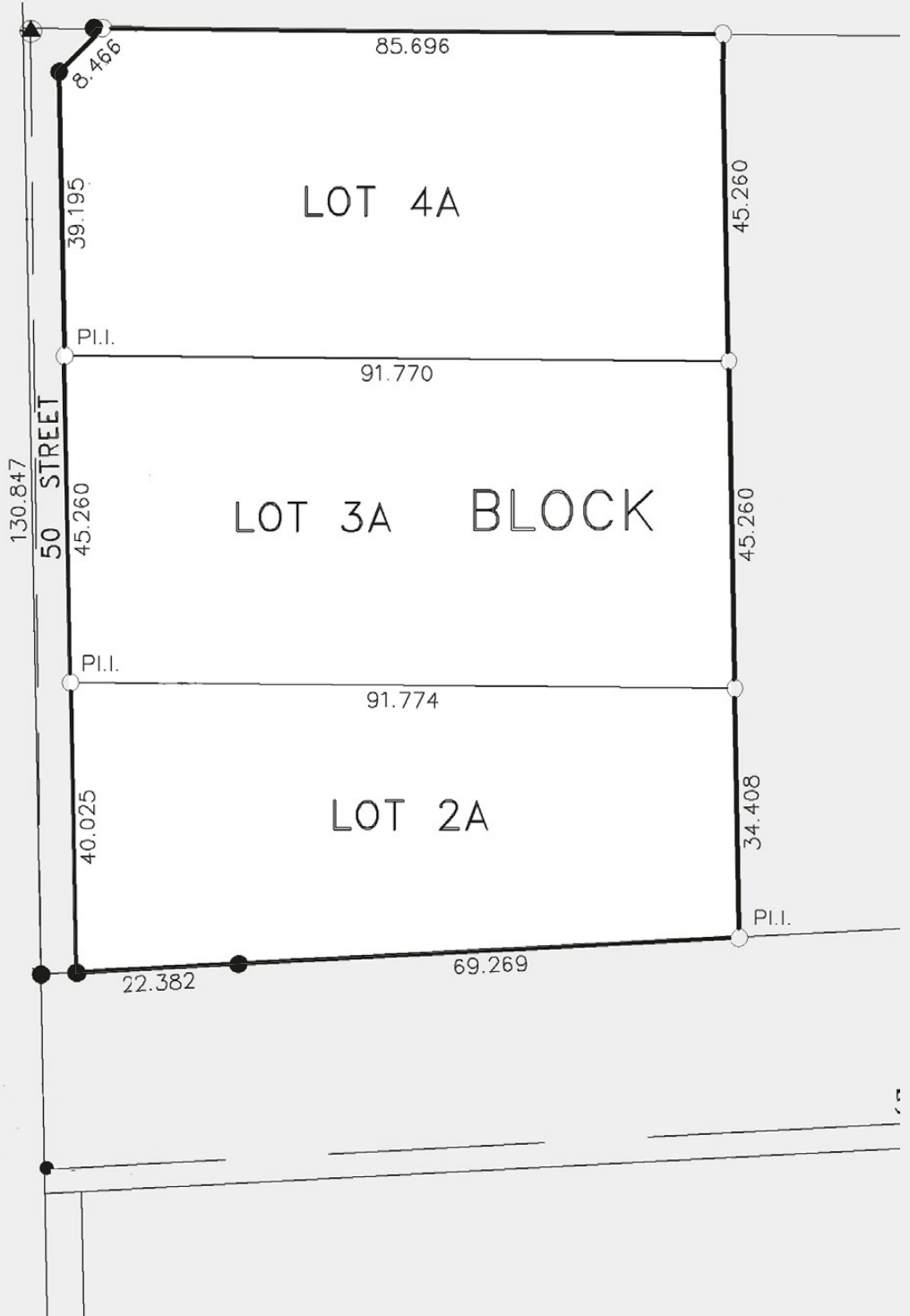
72 AVENUE

50 STREET

LOT 4A

LOT 3A BLOCK

LOT 2A



ROAD PLAN 832 2911

ROAD PLAN 792 3080

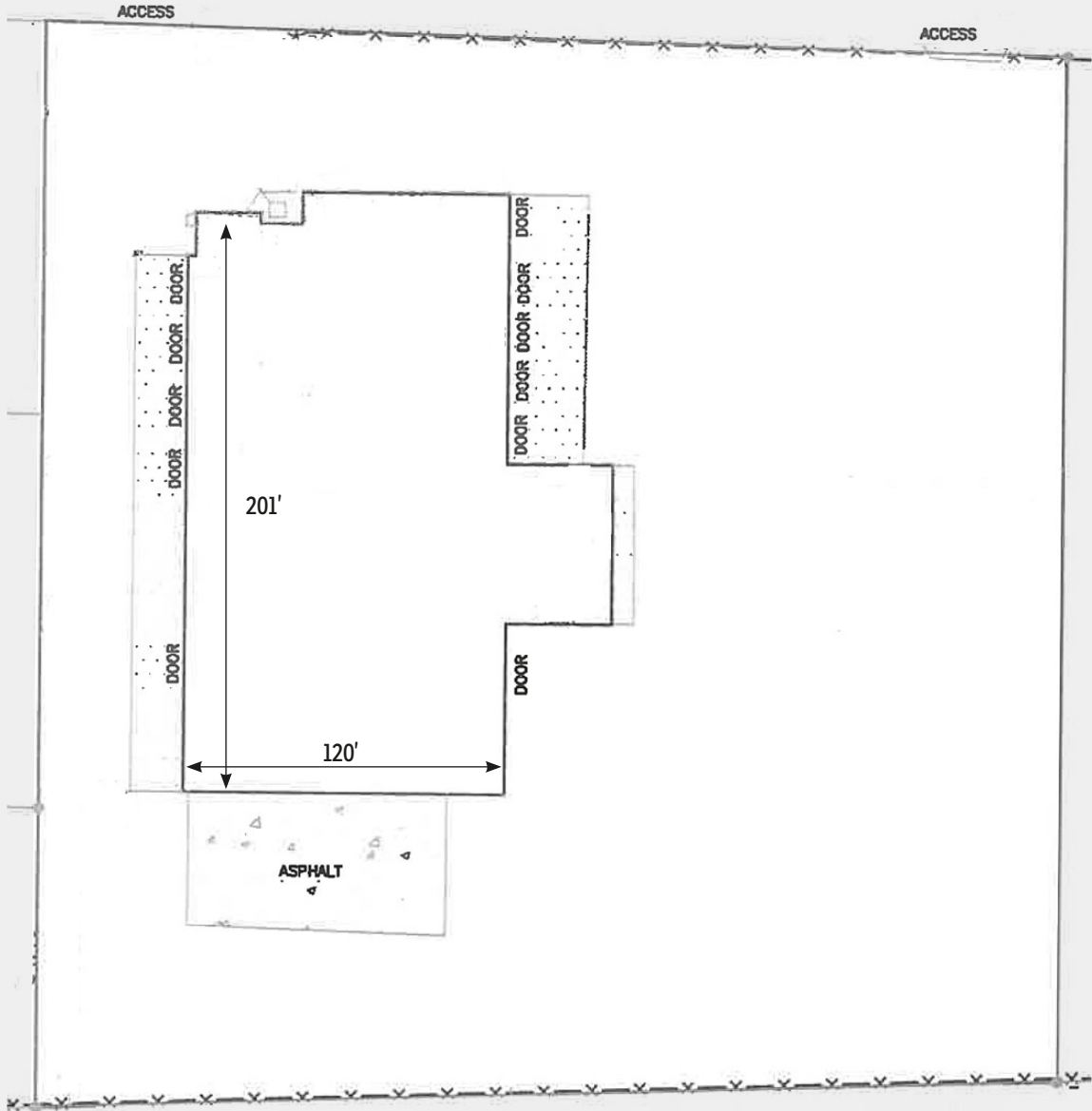
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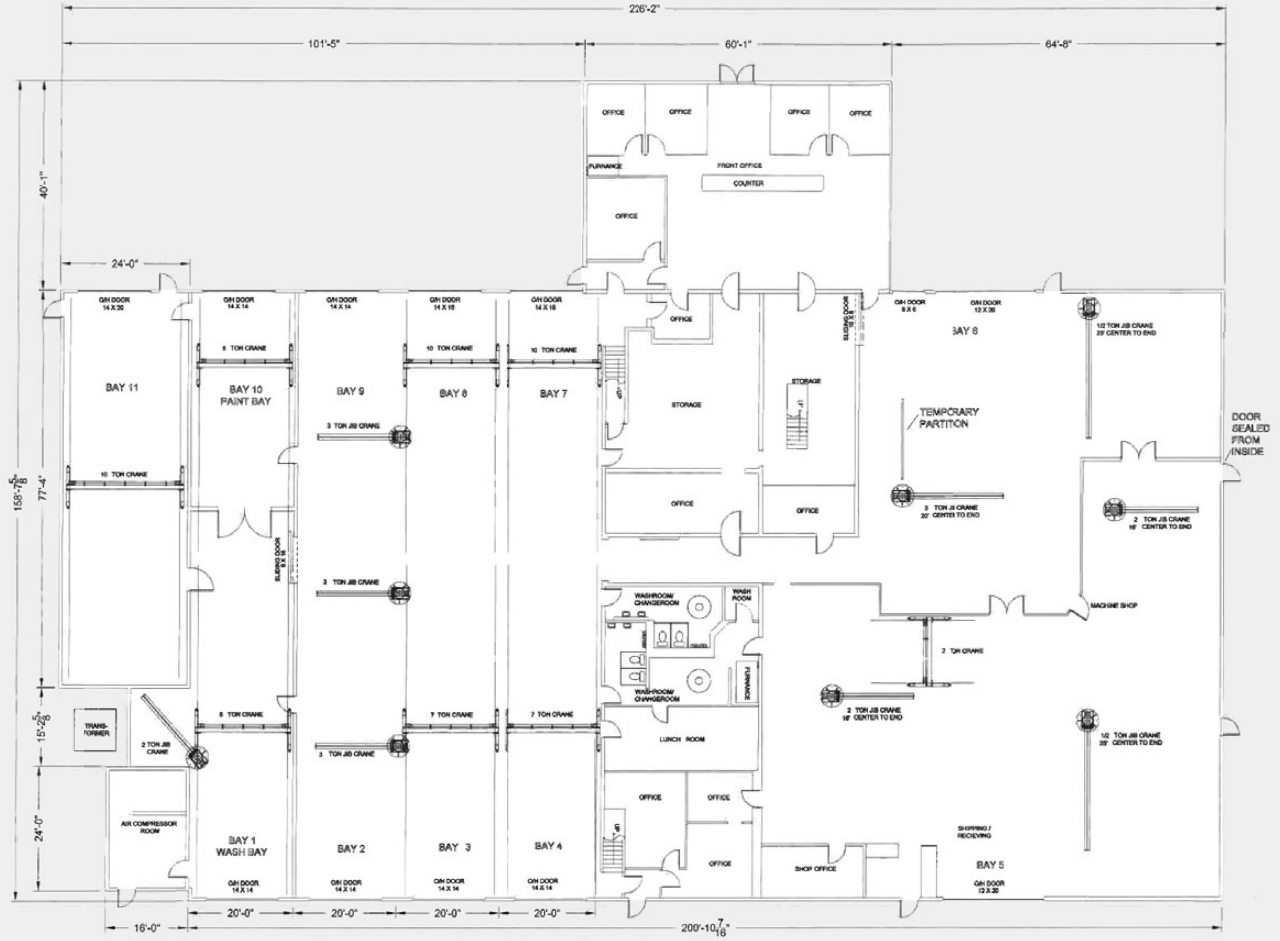
INVESTMENT BUILDING

SURVEY PLAN

72 AVENUE



INVESTMENT BUILDING FLOORPLANS



MAIN FLOOR



MEZZANINE

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