

TENANTED BUILDING ON 3.09 AC± LEASED EIA LAND

2026 NET OPERATING INCOME
\$275,000 (7% CAP)

EIA Freestanding Investment Opportunity

5968 - 36 STREET E, EDMONTON INTERNATIONAL AIRPORT, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAI EDMONTON.COM

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NAICommercial

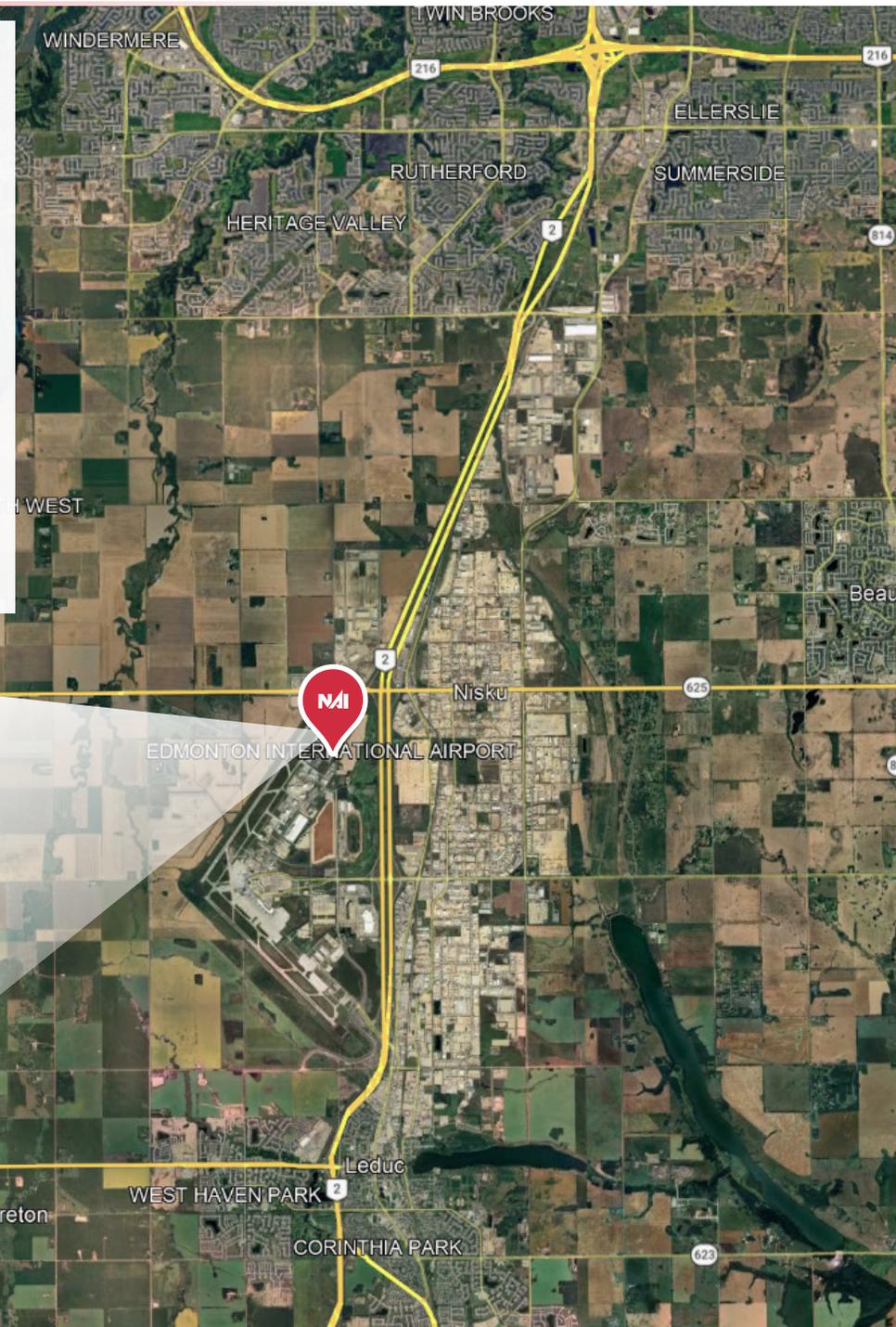
Property Highlights

- 2015 built concrete building w/ high-end finishes throughout
- 5,896 SF± 2-storey executive-quality offices
- 9,500 SF± shop with crane, storage mezzanine, trench sump and drive-thru washbay
- New 5-year lease with publicly traded international Tenant, with 50+ years operating experience
- 25+ year long-term land lease secured, with room for expansion.
- 2026 NOI = \$275,000± (7% cap)



Additional Information

SIZE AVAILABLE	5,896 SF± 2-storey office 9,500 SF± shop 15,396 SF± GLA plus 1,013 SF± shop mezzanine
LEGAL DESCRIPTION	Plan 902 2386, Block A, SE ¼ SEC 22-50-25-4
AVAILABLE	Immediately
SITE/YARD SIZE	3.09 acres with room for expansion
PROPERTY TAXES	\$43,719.97 (2025)
SALE PRICE	\$3,900,000



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