

# INVESTMENT SALE

35,396 SF (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**5903-5963 — 92 Street, Edmonton, AB**

## MULTI-BAY INDUSTRIAL INVESTMENT PROPERTY

### Property Highlights

- A multi-bay industrial property, offering stability with eighteen out of eighteen bays leased
- This property offers below-market rent with possible upside for buyers, as well as returns in line with the market
- A Clean Phase 1 ESA is available
- Easy access to Whitemud Drive and Argyll Road



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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Multi-bay Industrial Building

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Edmonton industrial vacancy is around 3% with projections for an even lower vacancy.



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## Multi-bay Industrial Building

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### Property Information

**Municipal Address:** 5903-5963 92 Street, Edmonton, AB

**Building Size:** 35,396 Sq. Ft. (+/-)

**Lot Size:** 1 Acre (+/-)

**Zoning:** IB (Industrial Business)

**Parking:** Ample surface parking

**Power:** 220 Volt / 200 Amp / 3 Phase TBC

**Loading:** 19 Bay doors

**Possession:** Immediate/negotiable

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**Purchase Price:** \$5,125,000.00

### Contact

**Chuck Clubine**

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

**Tom Dean**

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com

