

PRICE REDUCED



9913 73 Avenue, Edmonton

Industrial Investment



PROPERTY DETAILS

Address:	9913 73 Avenue, Edmonton
Legal:	PLan 3860V, Block 10, Lots 11-12
Zoning:	IM (Medium Industrial)
Building Size:	7,600 SF (+/-)
Site Size:	0.20 Acres (+/-)
Power:	1-400 AMP / 240 V - TBC
Loading:	1 x 14' x 16' Automatic Grade Door 1 x 10' x 10' Automatic Grade Door
Lease Details:	Provided with signed NDA
NOI:	\$88,590.00
Property Taxes:	\$22,820.78 (2023)
Sale Price:	\$1,200,000.00 -\$1,300,000.00



PROPERTY HIGHLIGHTS

- Build out includes multiple washrooms, office and reception area
- Completed Phase II ESA
- Cannabis User has invested over \$400,000 in Tenant Improvements
- Building is fully leased with 2 tenants
- Direct exposure to 99 Street Southbound
- **Tenant Lease Expiration Dates:**
 - We Have Issues (3,300 SF) – November 2025
 - Cannabis Growing (4,300 SF) – Feb 2026 (5 year renewal option)



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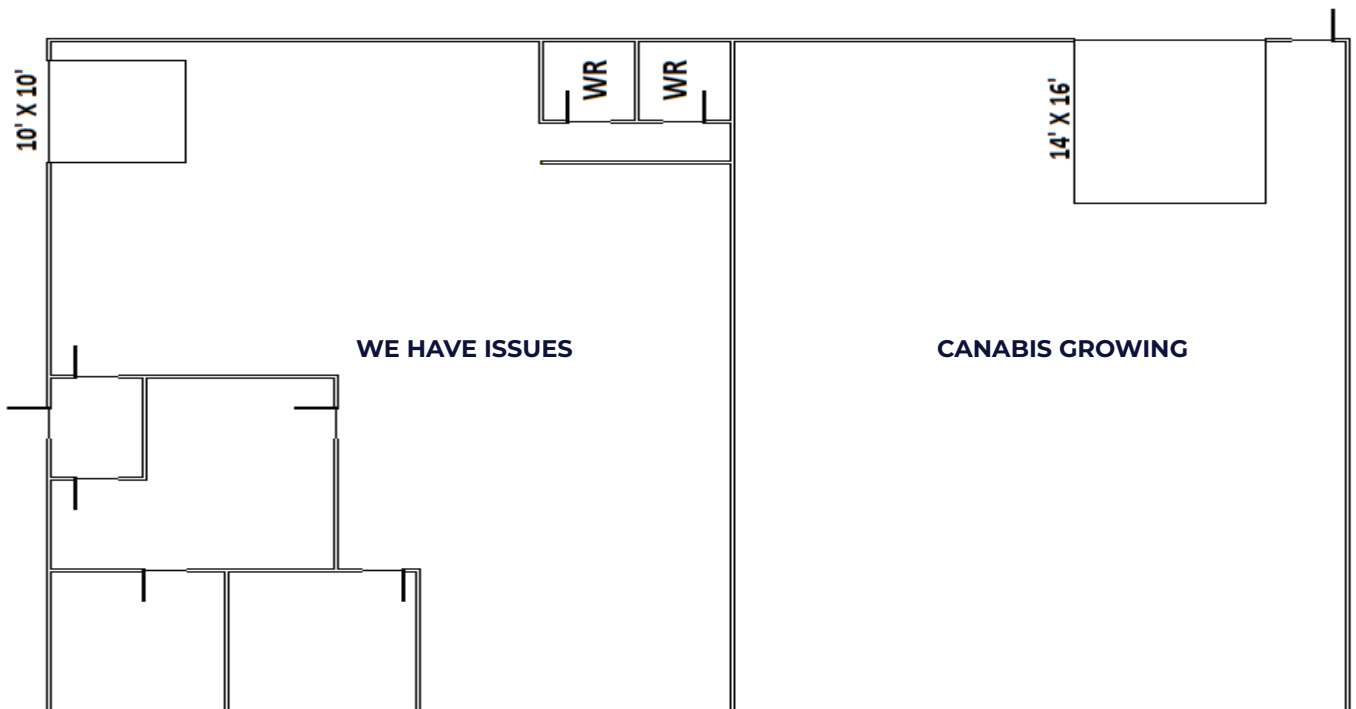
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**PROPERTY
FEATURES**

9913 73 Avenue, Edmonton



**FLOOR
PLANS**



*Floor plans for illustrative purposes only

Neighbourhood features:



- Nearby businesses include Barb & Ernie's Old Country Inn, Caffe Sole, Longroof Brewing Co and George's Auto Body & Paint Shop
- Excellent access to 99 Street, 82 Avenue, 63 Avenue (Argyll Road), Gateway Boulevard and Calgary Trail



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