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Industrial For Sale LP: \$2,700,000

Edmonton Clover Bar Area 43 Lse Rate: T6S 1G7 SP:

2830 121 HV NE NE

Listing ID #: E4452123

Trans Type: For Sale Line #: 0028523125

Sale Type: Asset or Share Land Size SF:

Zoning: Industrial Land Size Acres:

Prop Taxes: \$55,000.00 / 2025 Lot Frontage:

Other Types: IND, OFC Subj Prop Width:

0023377 / 1 / 9A Unit #: M: R: T: S: Q:

ase and vacant lot for sale located on 2830-121 Ave NE Edmonton in the Clover Bar Area. The building is developed in 1998 with 2 front of garage additions. The building is developed on 1.37 acres zoned industrial interior lot. The main floor area of 8,677 sq.ft. With addition 2,1

lding was developed in 1997, a rear shop and garage additions was completed to provide additional 3,515 sq.ft. of space or 12,192 sq.ft. of

it lease is \$130800 3N Buildings and Land Only for Sale

Fee Simple		Multi Family			
		# of Storys:	Total # of Units: 0		
		# of 1 Bedroom Apts:	# of Bachelor Apts:		
		# of 2 Bedroom Apts:	# of Penthouse Apts:		
		# of 3 Bedroom Apts:	# of Other Units:		
		# of 4+ Bedroom Apts:	# of Parking Spaces:		
APOD Information					
Gross Operating Income:					
Other Income:					
Effective Gross Income:					
Expense Total:					
Total Op Expenses:					
Net Operating Income:					
Cap Rate:					
Business/Business w/Property					
Major Business Type:					
Minor Business Type:					

m:	Lease Term (Months):	Subject Space SqFt: 12,192
	Lease Op Cost SqFt:	



2830 121 Av NE

2830 121 Av NE, Edmonton, AB T6S 1G7

Fatima Paulino

501 S 5th St, Richmond, VA 23219

fpaulino@costar.com

(780) 851-7172 Ext: 3313

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Map



Edmonton
2830 121 HV NE NE

Industrial For Sale

LP: \$2,700,000

43 Lse Rate:

T6S 1G7 SP:

ACTIVE

Listing ID #: [E4452123](#)

Trans Type: For Sale **Line #:** 0028523125

Sale Type: Asset or Share **Land Size SF:**

Zoning: Industrial **Land Size Acres:**

Prop Taxes: \$55,000.00 / 2025 **Lot Frontage:**

Other Types: IND, OFC **Subj Prop Width:**

blk/Lot:	0023377	/	1	/	9A	Unit #:	M:	R:	T:	S:	Q:
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2830 121 Av NE

\$2,700,000

Industrial office/warehouse and vacant lot for sale located on 2830-121 Ave NE Edmonton in the Clover Bar Area. The building is developed in 1998 with 2 front office components and 2 shop/garage additions. The building is developed on 1.37 acres zoned industrial interior lot. The main floor area of 8,677 sq.ft. With addition 2,177 sq.ft. mezzanine. Since the building was developed in 1997, a rear shop and garage additions was completed to provide additional 3,515 sq.ft. of space or 12,192 sq.ft. of total main floor space. Current lease is \$130800 3N Buildings and Land Only for Sale...

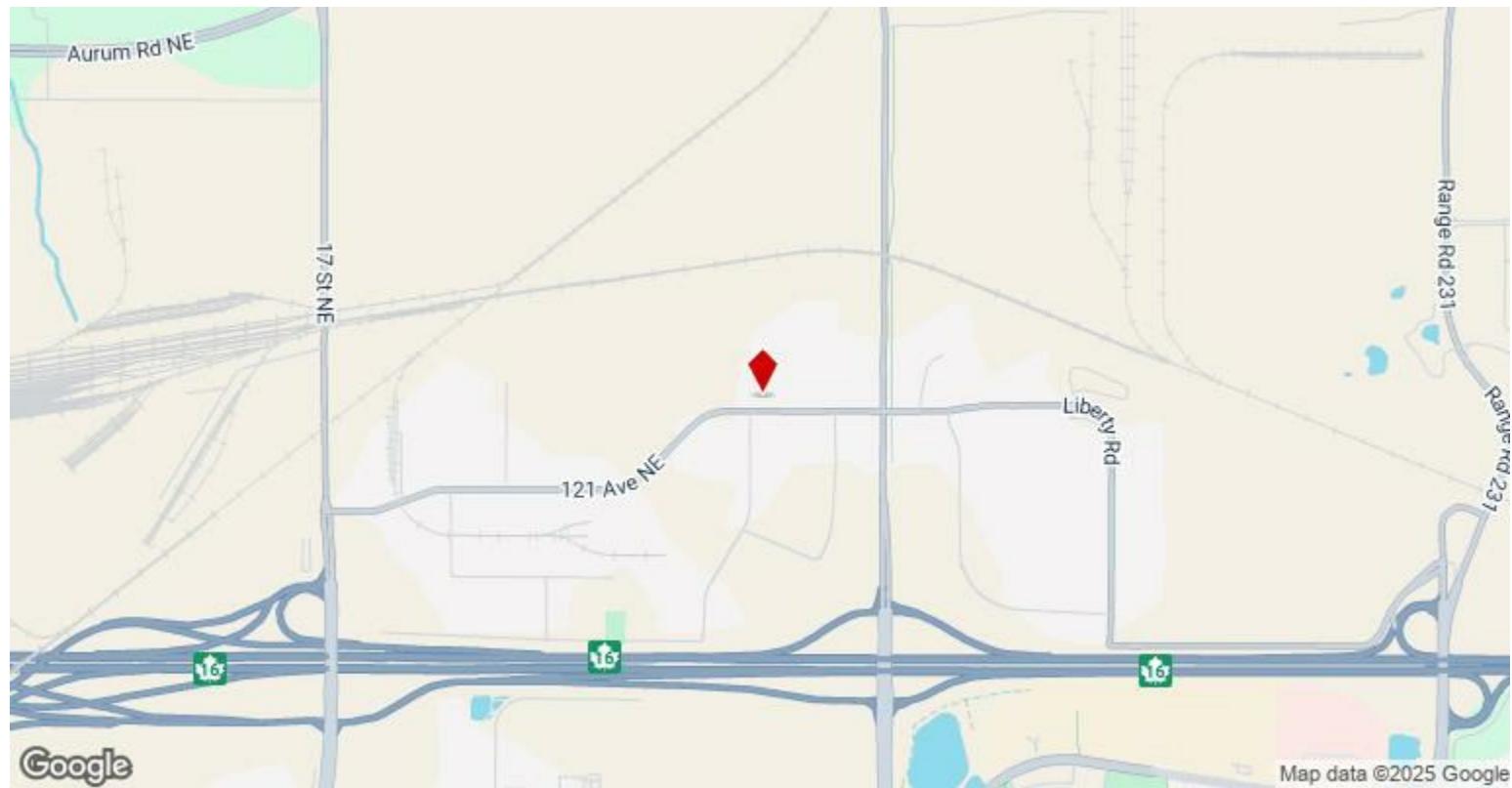
- Industrial area with paved access to the property



Price:	\$2,700,000
Property Type:	Industrial
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	4.84%
Lot Size:	1.37 AC
Gross Building Area:	12,192 SF
Rentable Building Area:	12,192 SF
No. Stories:	2
Year Built:	1998
Tenancy:	Single
Zoning Description:	Industrial

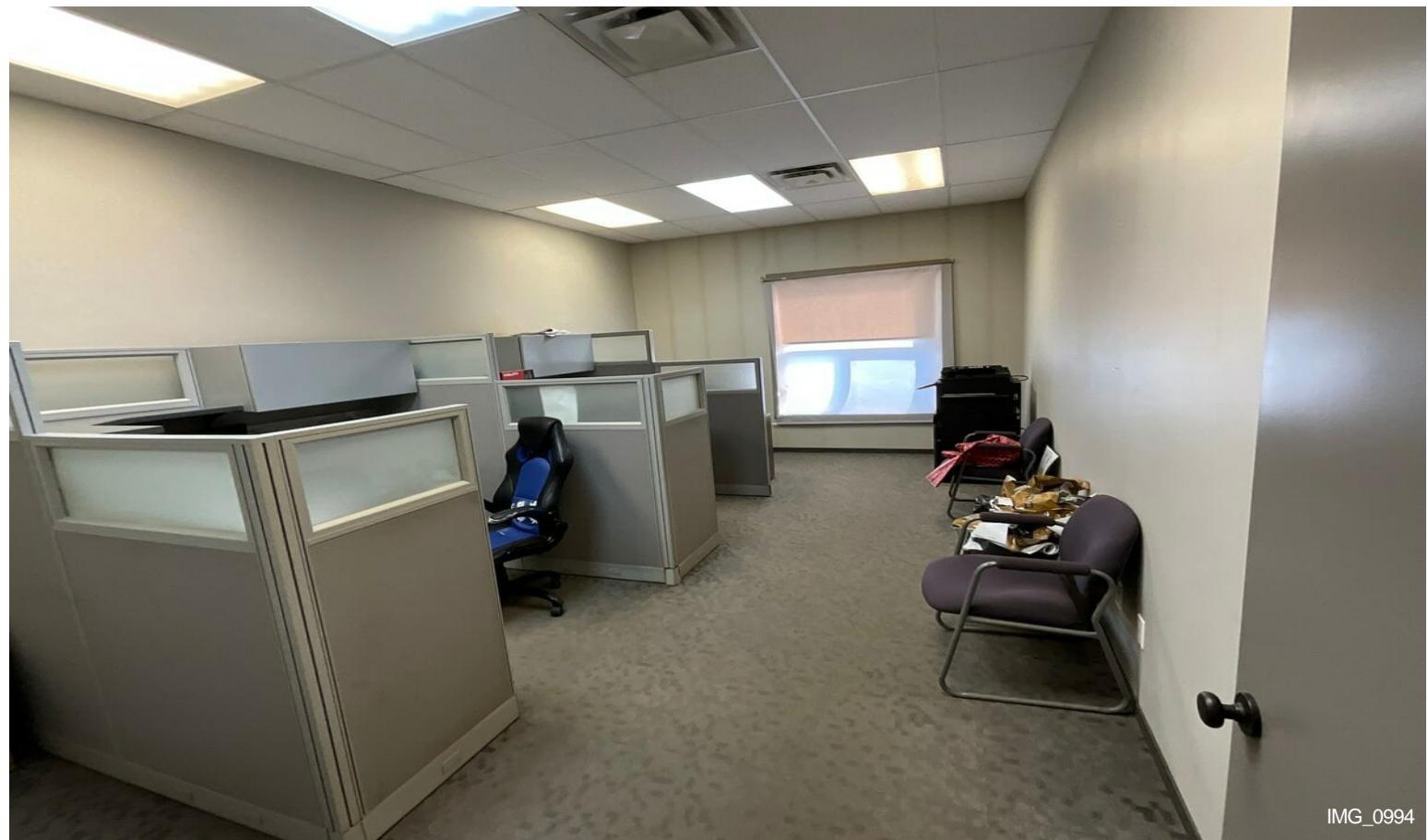
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Steel Fabrication	-	

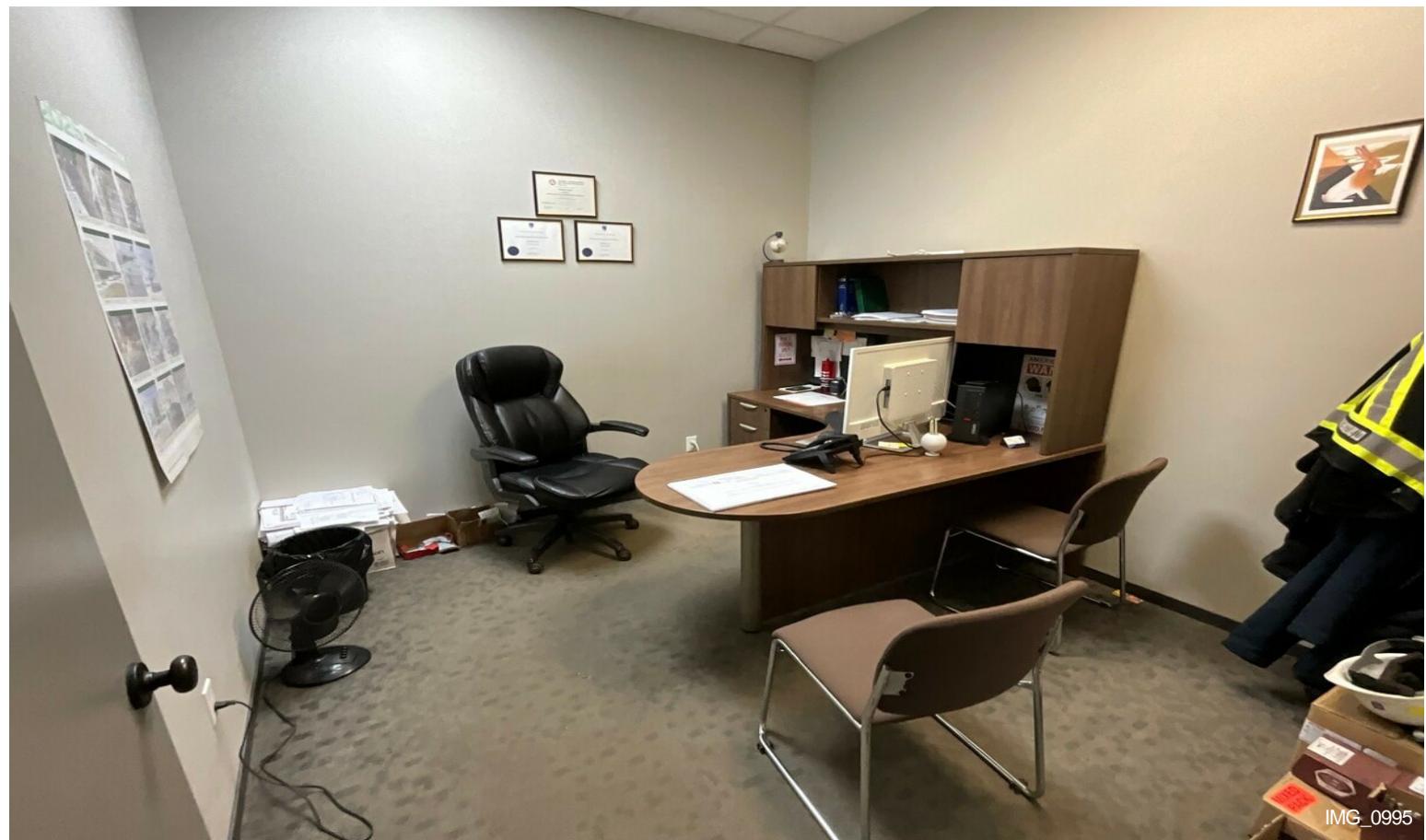


2830 121 Av NE, Edmonton, AB T6S 1G7

Property Photos



IMG_0994



IMG_0995

Property Photos

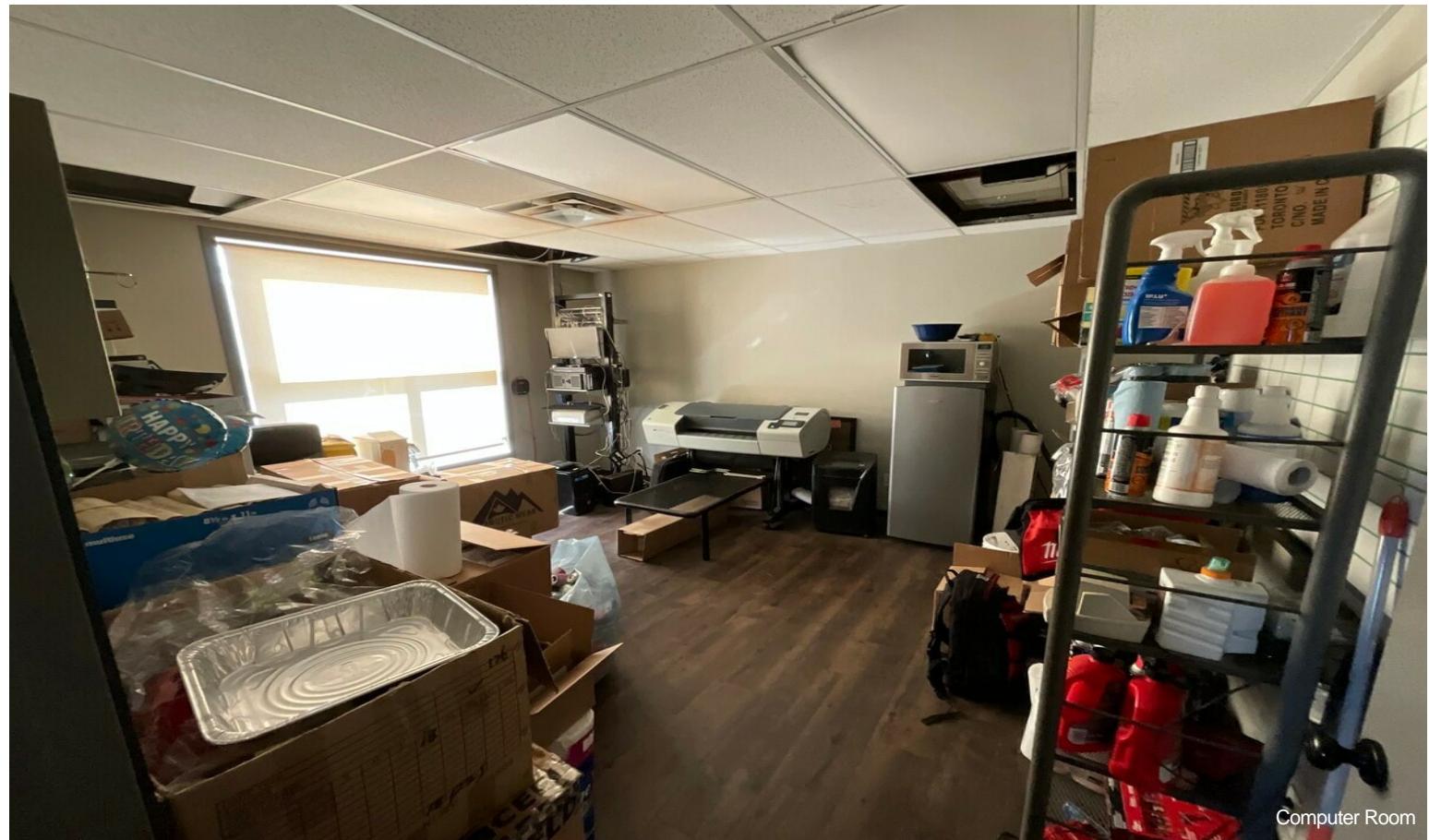
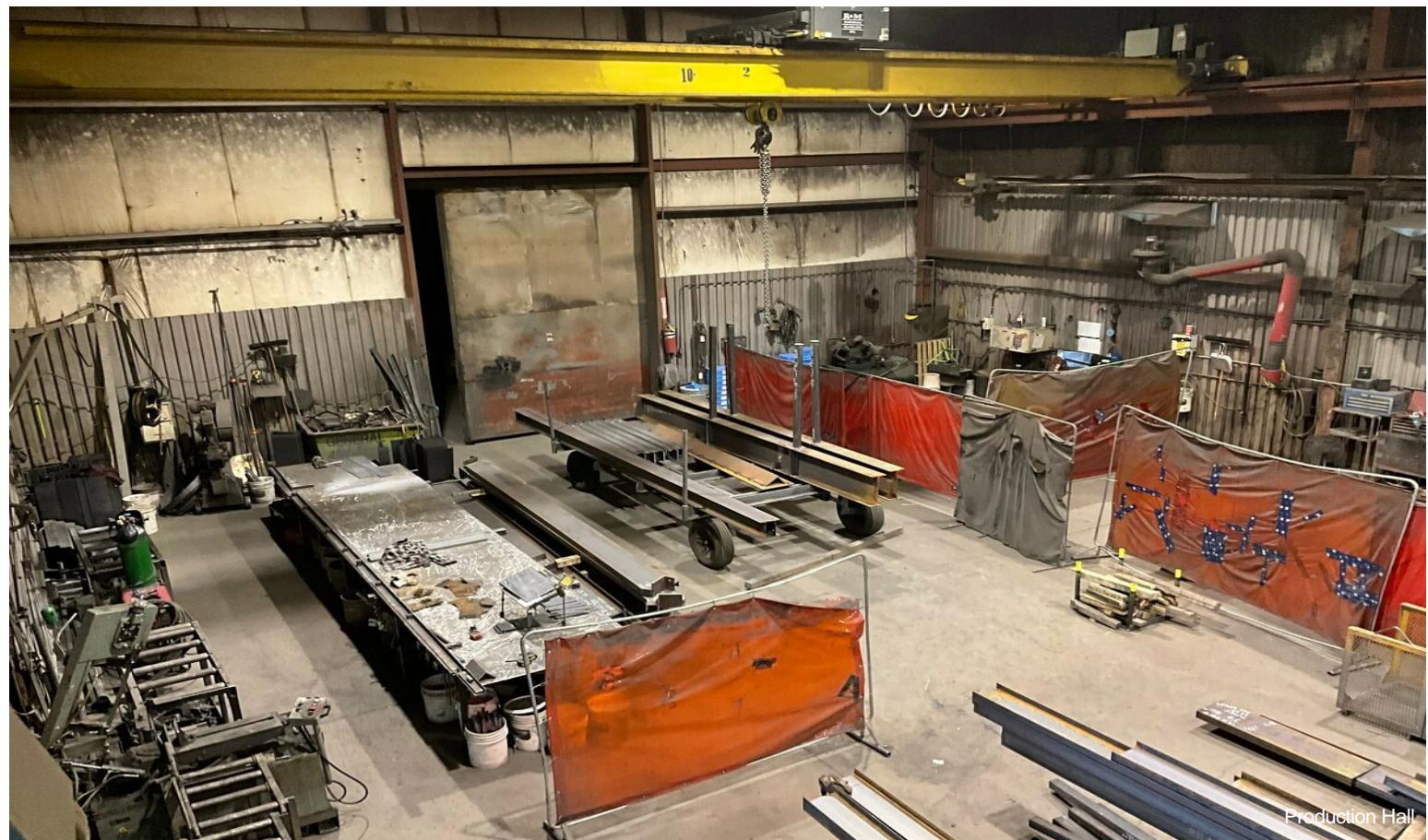


Office

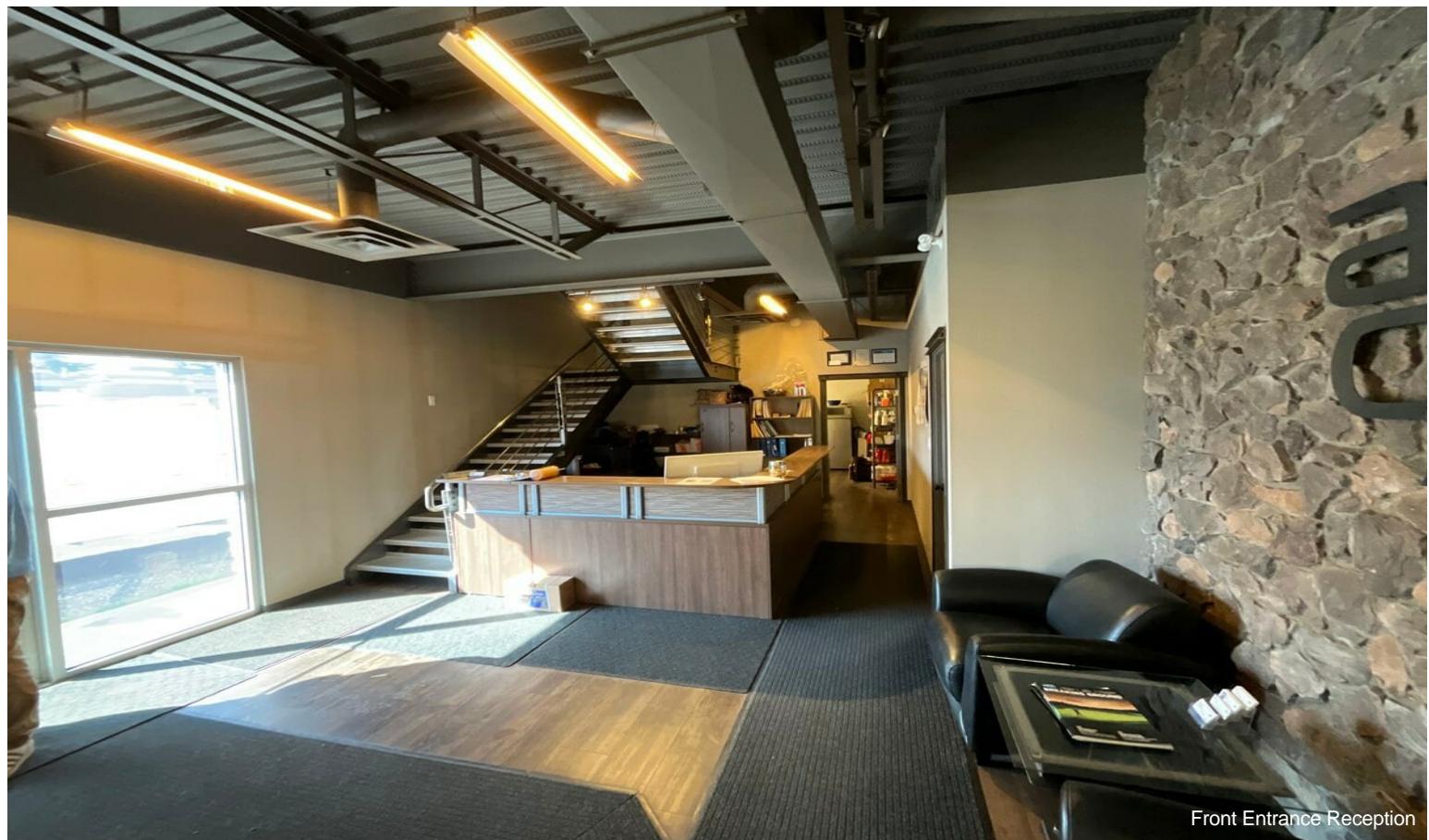


Office

Property Photos



Property Photos

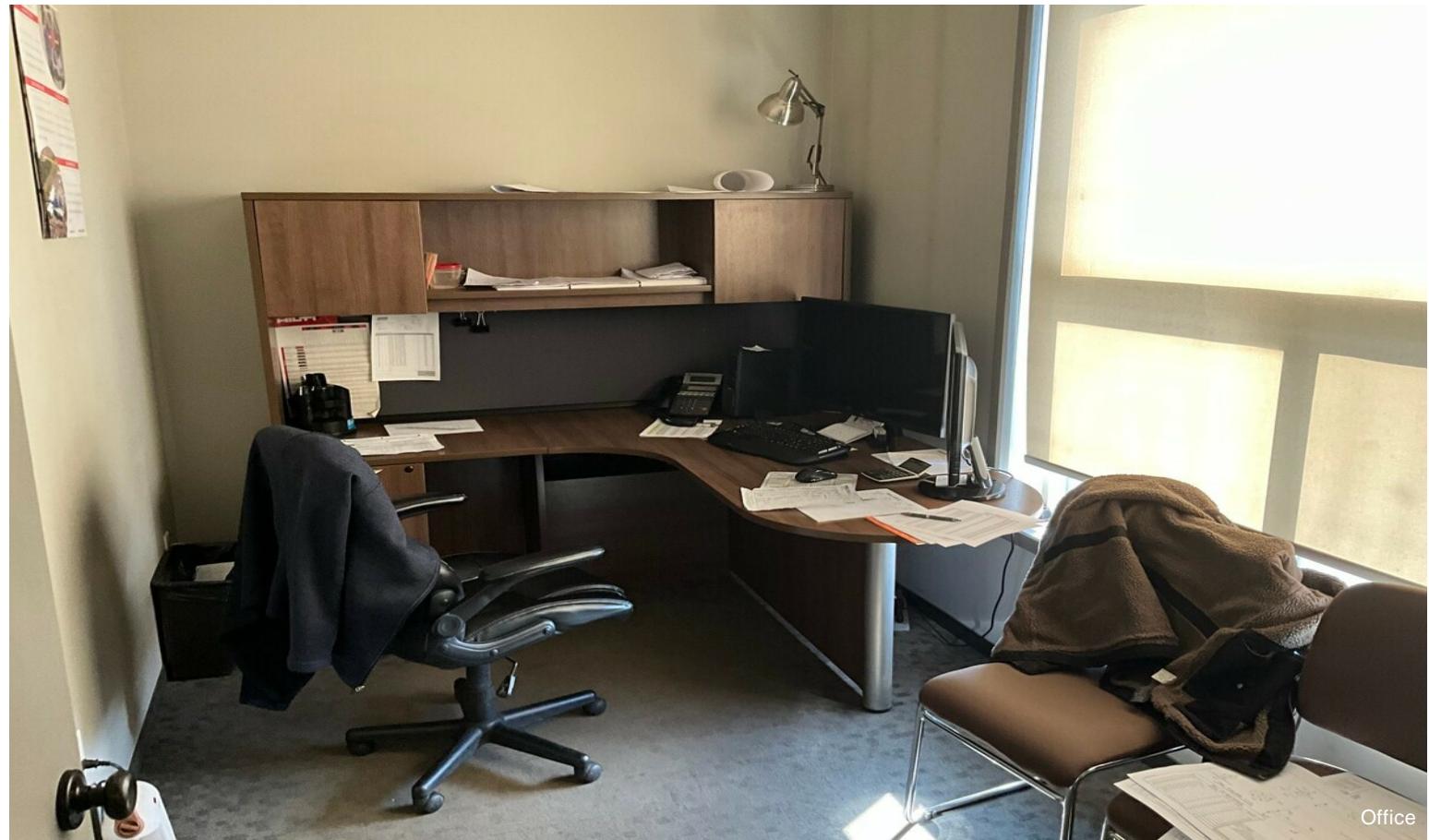
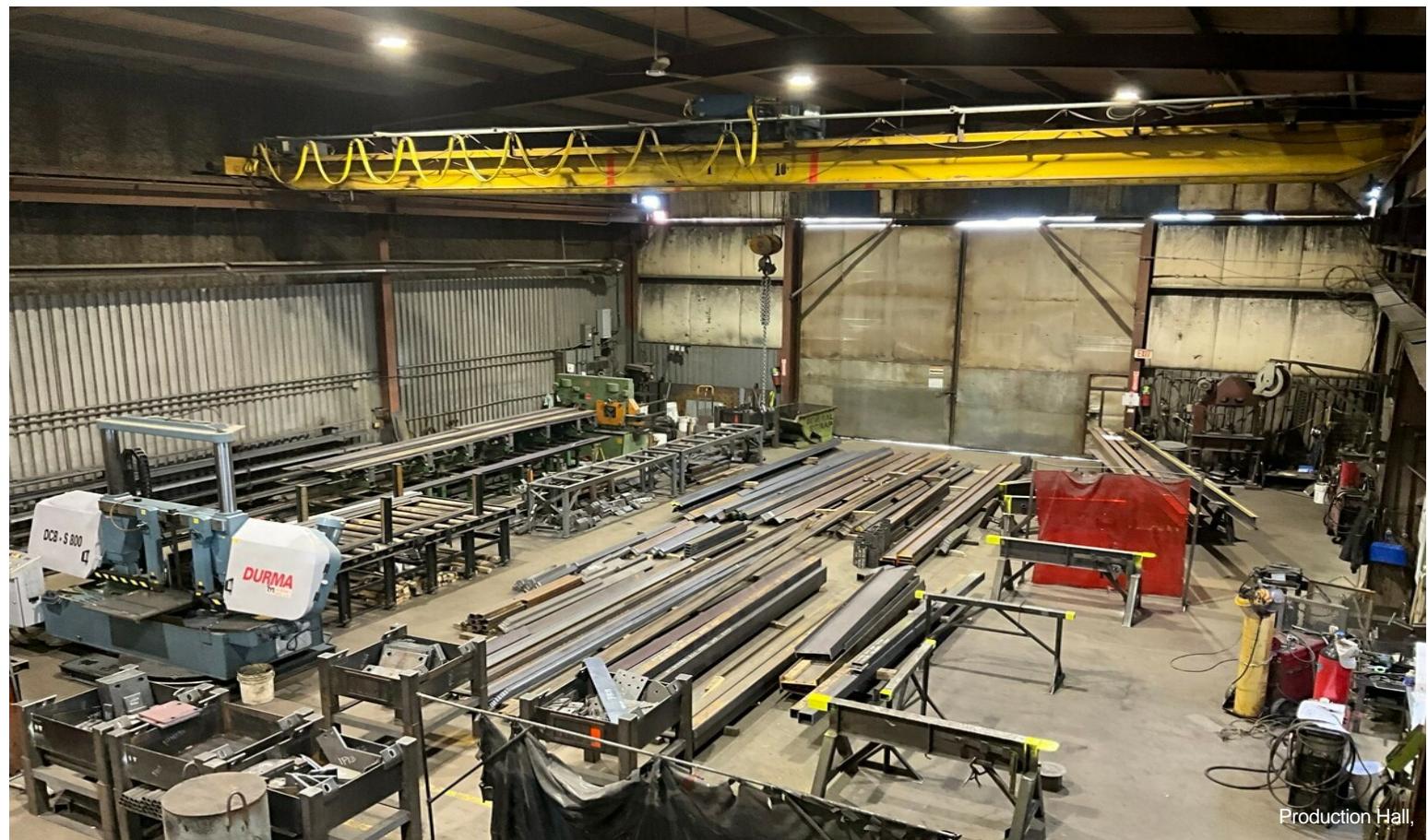


Front Entrance Reception

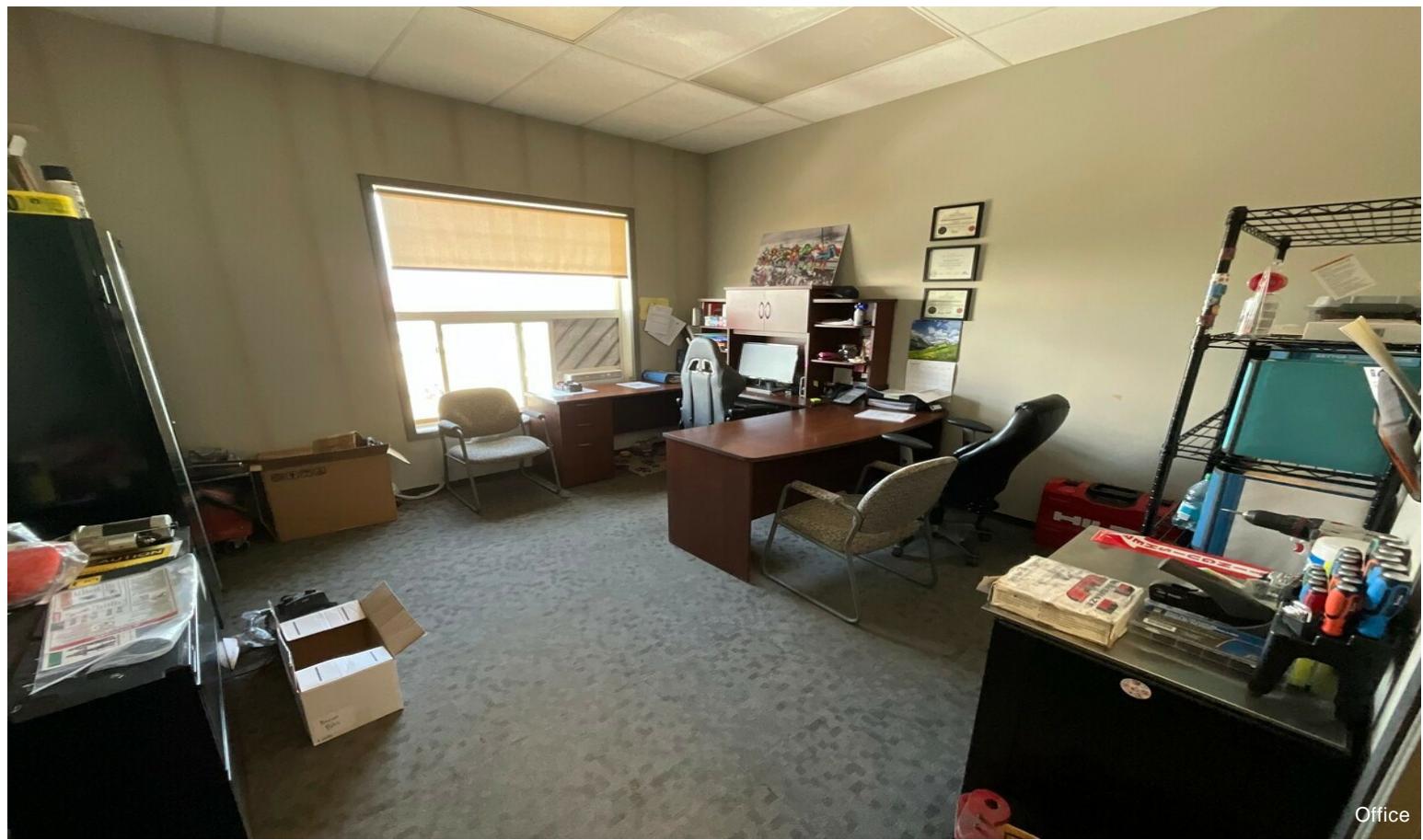


Lunch Room

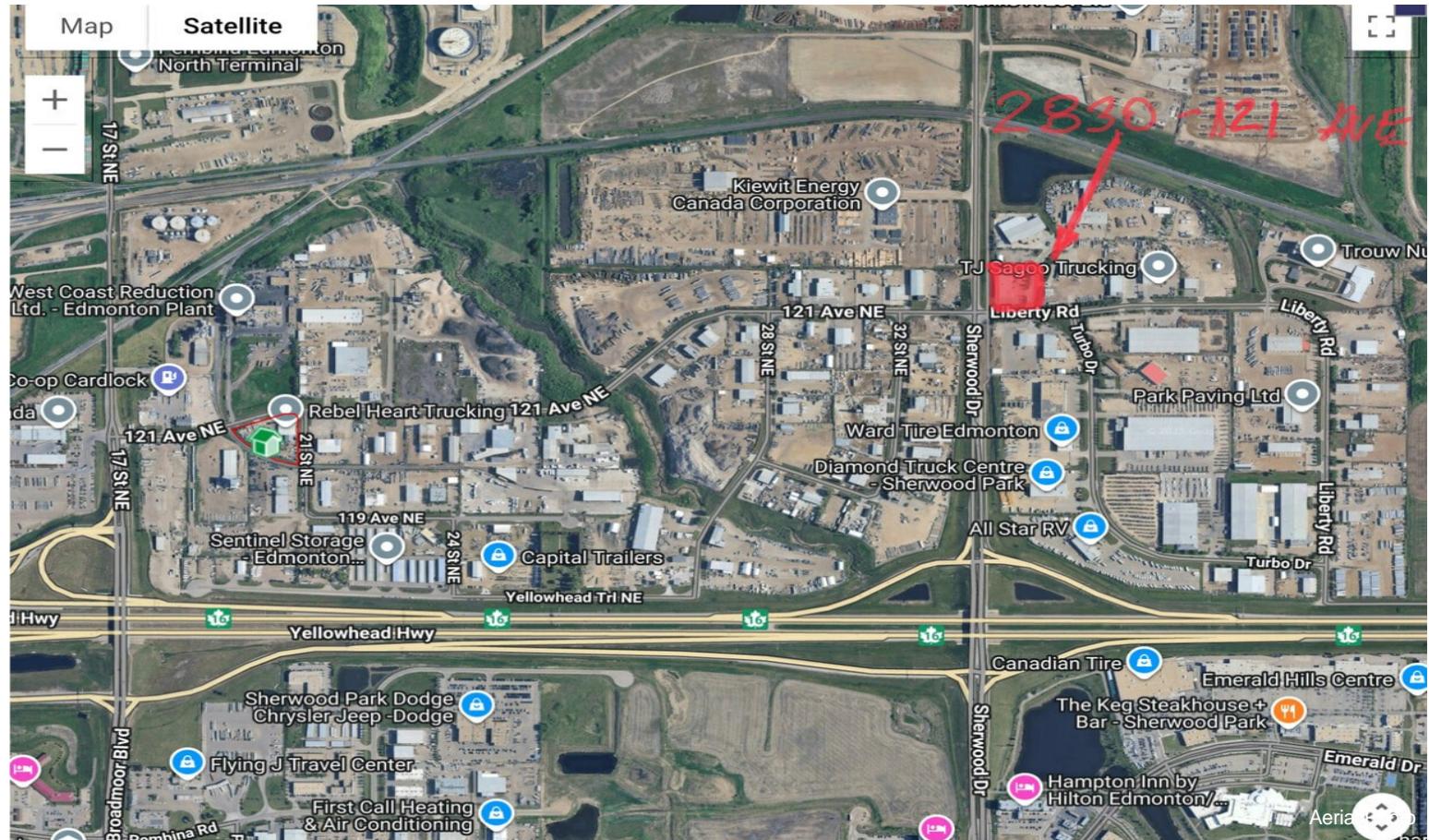
Property Photos



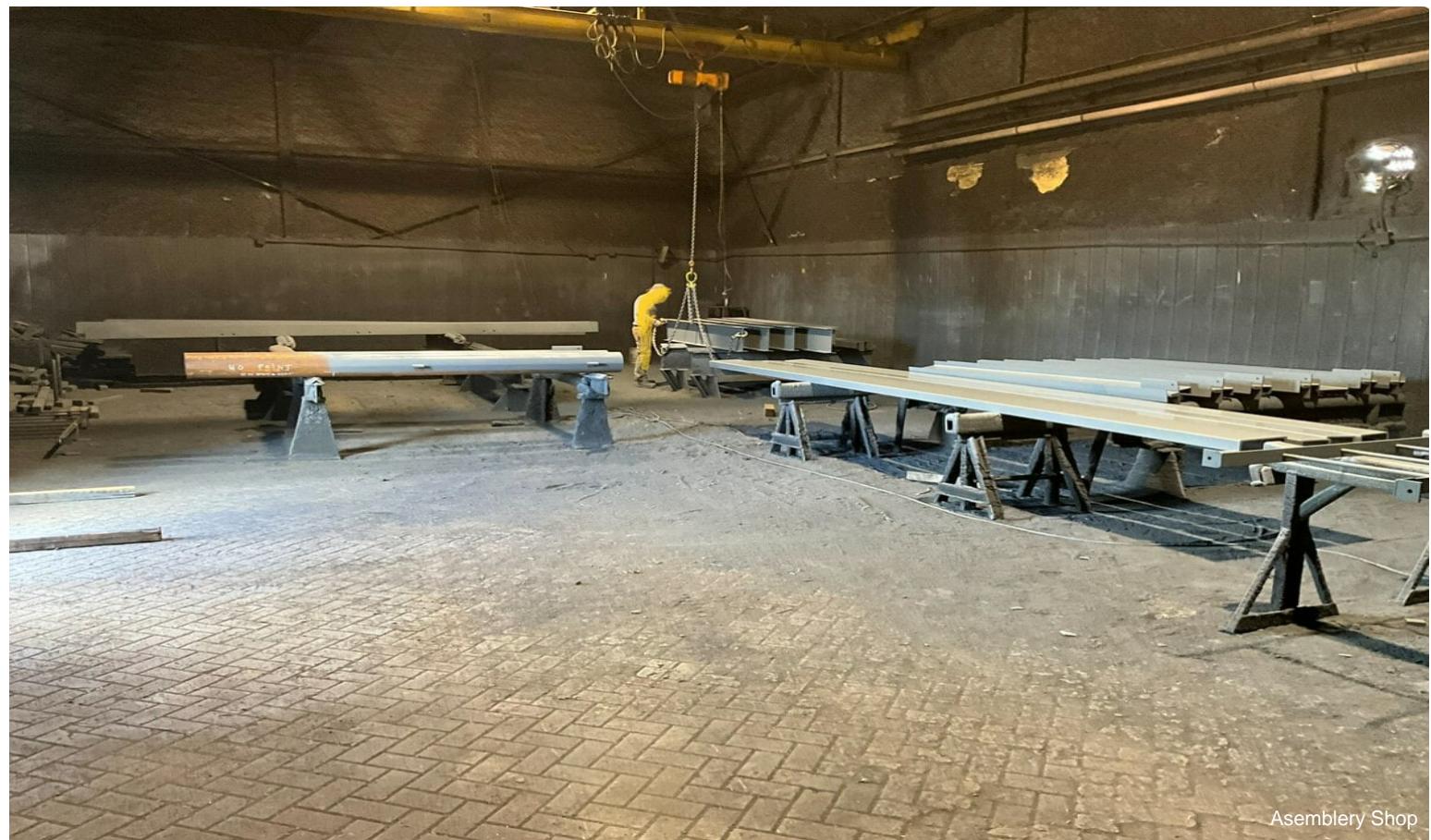
Property Photos



Office



Property Photos



Assembly Shop



Yard

Property Photos

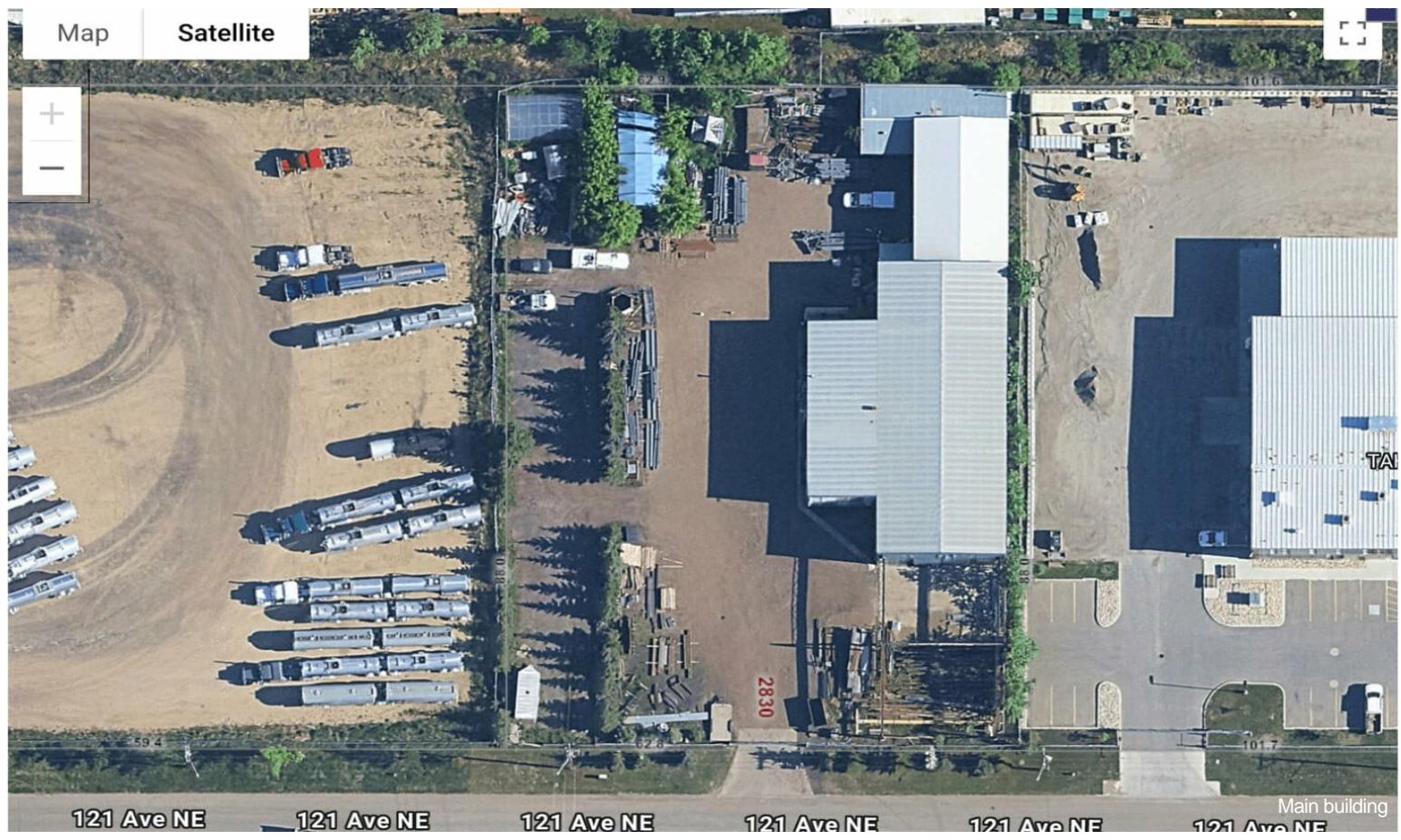


Assembly Line



Entrance

Property Photos



Property Photos

