

Email Share Save Print Export Customize Connect **Listing** 4 of 6

Industrial For Sale L.P. \$2,700,000
 Edmonton Clover Bar Area 43 Lse Rate:
 2830 121 HV NE NE T6S 1G7 SP:

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:

2830 121 Av NE

2830 121 Av NE, Edmonton, AB T6S 1G7

use 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 2,111 sq. ft. of space 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 space in 3130800 3N Buildings and Land Only for Sale

	<u>Multi Family</u>	
Fee Simple	# of Storeys:	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:
Office Building, Warehouse	<u>AFOD Information</u>	
Concrete Block, Metal	Gross Operating Income:	
	Other Income:	
12,192	Effective Gross Income:	
74,850.00	Expense Total:	
1998	Total Op Expenses:	
	Net Operating Income:	
	Cap Rate:	
	<u>Business/Business w/Property</u>	
	Major Business Type:	
	Minor Business Type:	

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

m:   

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(780) 851-7172 Ext: 3313

All Email Share Save Print Export Customize Corrector Listings 47 M 096 BACK R
Industrial For Sale LP: \$2,700,000
 Edmonton Clover Bar Area 43 Lse Rate:
 2830 121 HV NE NE T6S 1G7 SP:
 Listing ID #: E4452123 ACTIVE
 Trans Type: For Sale Line #: 0028523125
 Sale Type: Asset or Share Land Size SF:
 Zoning: Industrial Lot Frontage:
 Prop Taxes: \$55,000.00 / 2025 Subj Prop Width:
 Other Types: IND, OFC

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

Multi Family	
Fee Simple	# of Storeys: Total # of Units: 0
Use: 1	# of 1 Bedroom Apts: # of Bachelor Apts:
Spec: 1	# of 2 Bedroom Apts: # of Penthouse Apts:
Finishing Details	# of 3 Bedroom Apts: # of Other Units:
Office Building, Warehouse	# of 4+ Bedroom Apts: # of Parking Spaces:
Concrete Block, Metal	APOD Information
SqFt: 12,192	Gross Operating Income:
Width: 74,850.00	Other Income:
1998	Effective Gross Income:
	Expense Total:
	Total Op Expenses:
	Net Operating Income:
	Cap Rate:
	Business/Business w/Property
	Major Business Type:
	Minor Business Type:

SF/Annum:	Lease Term (Months):	Subject Space SqFt: 12,192
	Lease Op Cost SqFt:	



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...

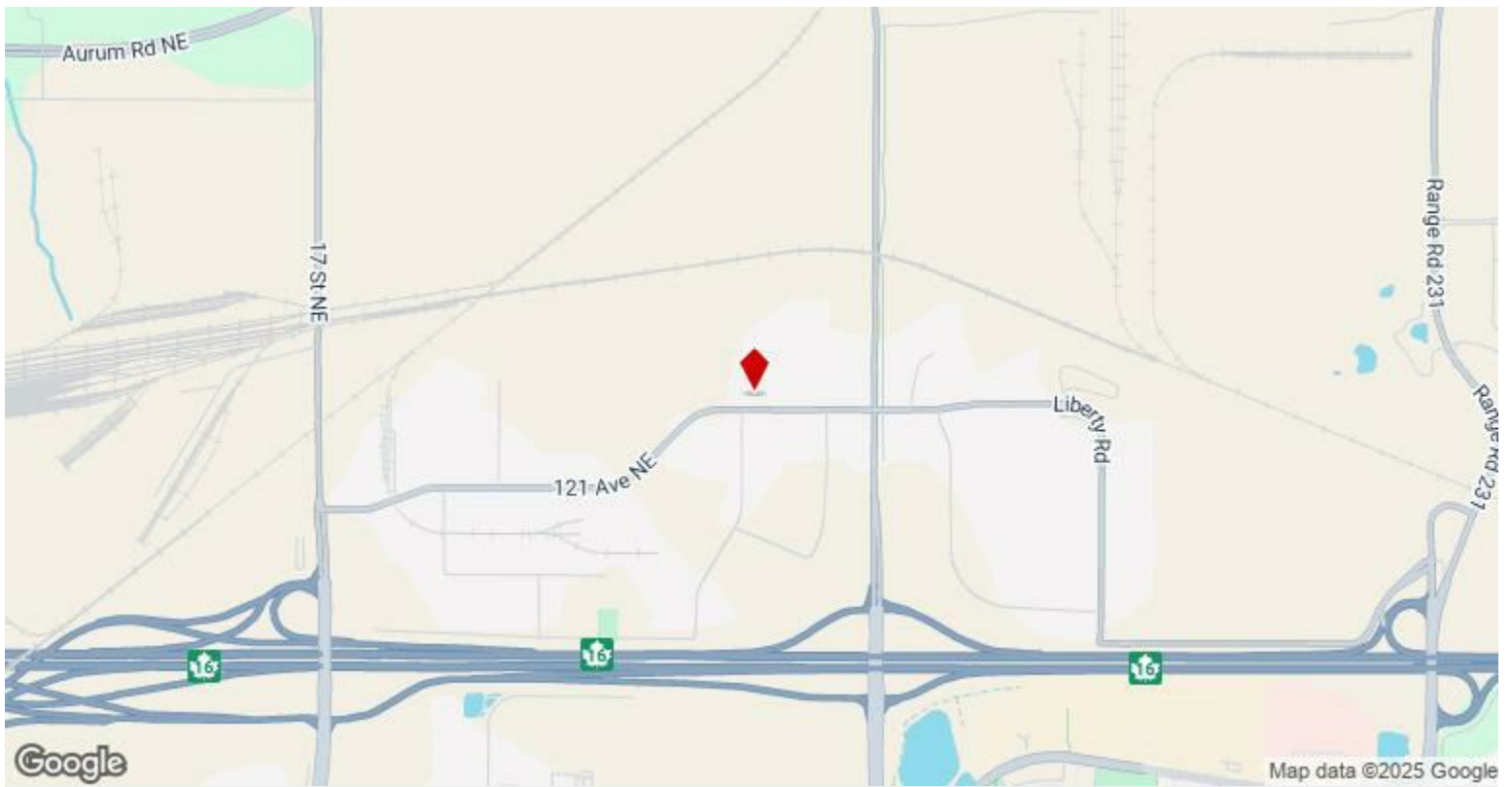
- Industrial area with paved access to the property



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	-	

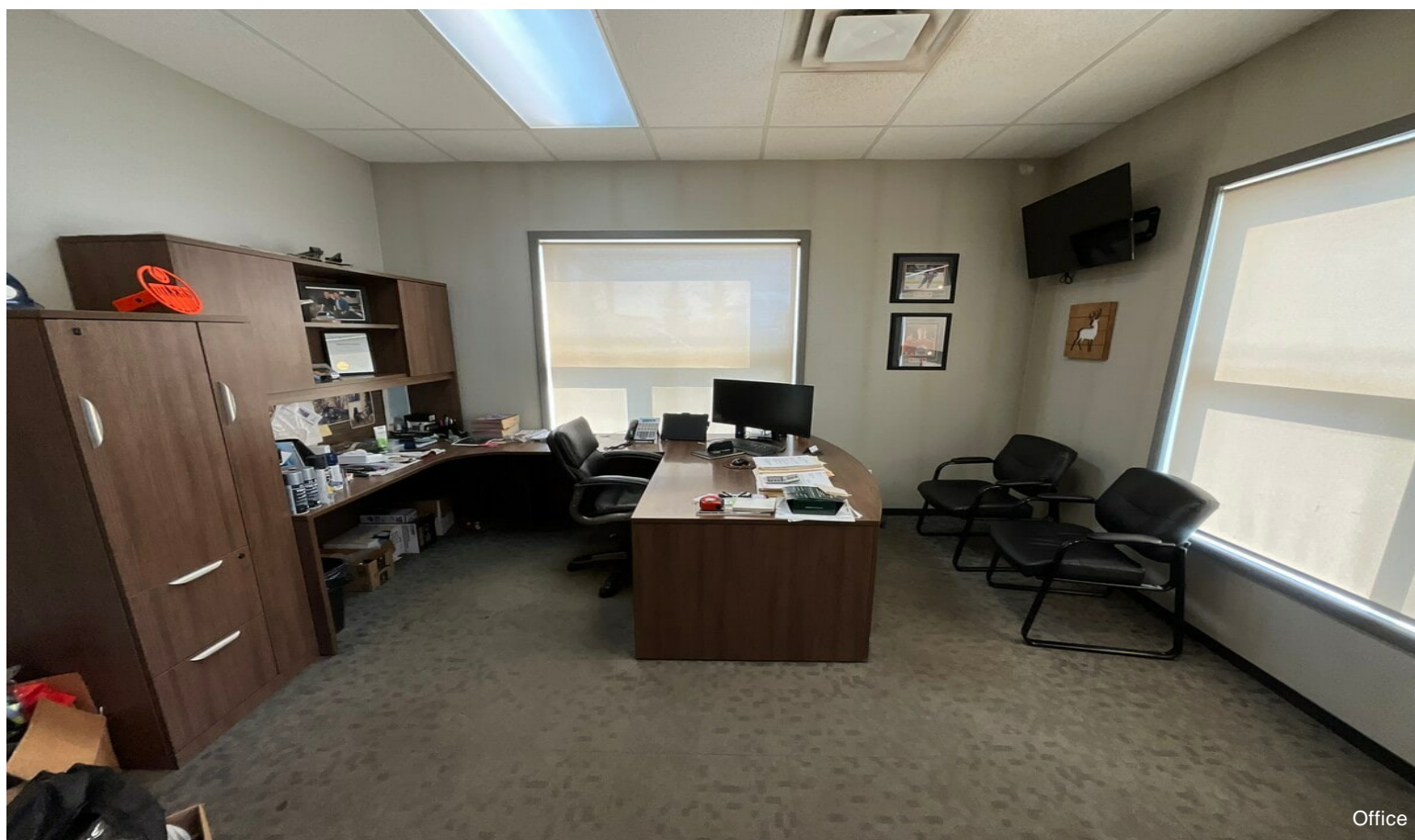


2830 121 Av NE, Edmonton, AB T6S 1G7

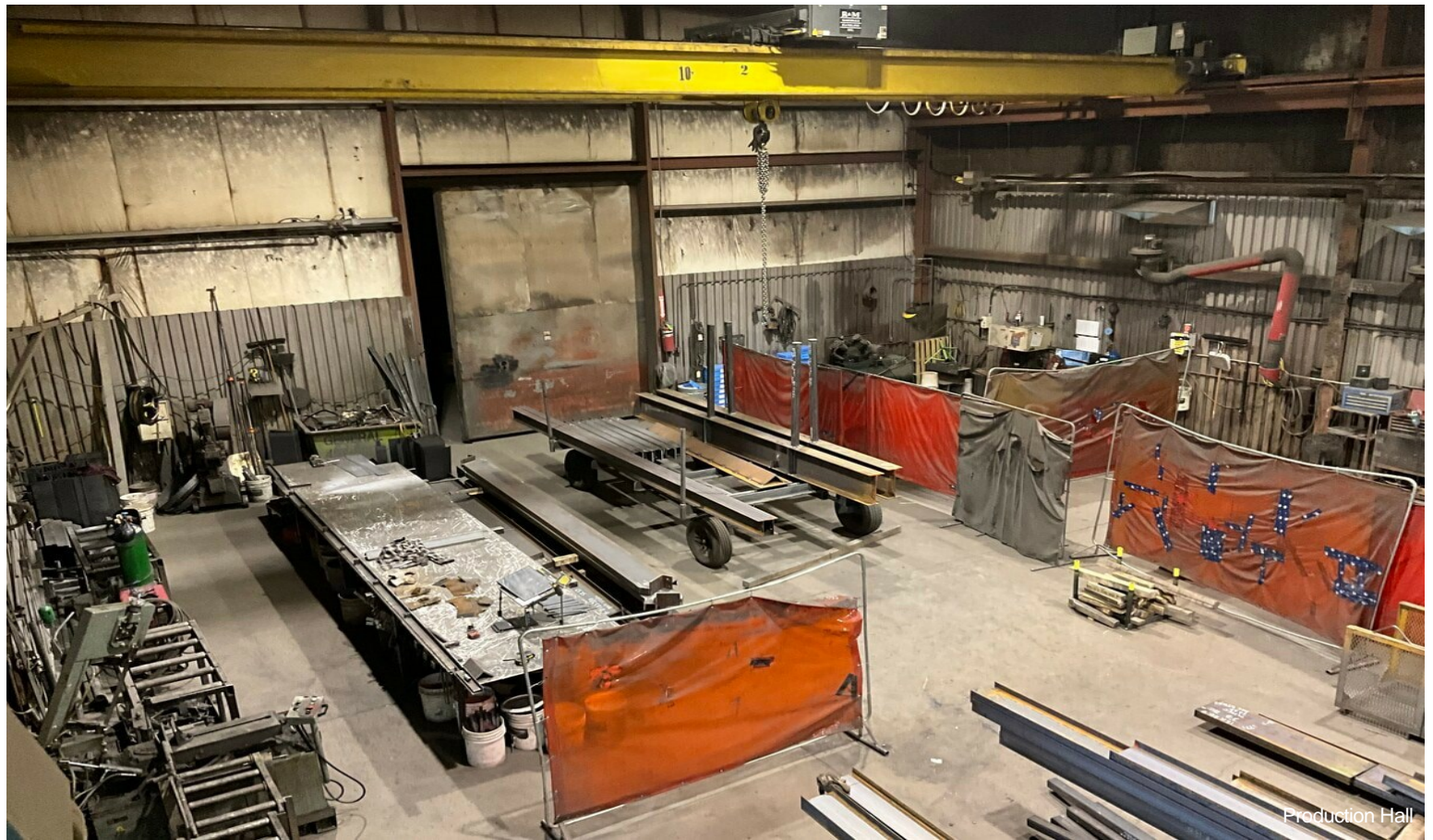
Property Photos



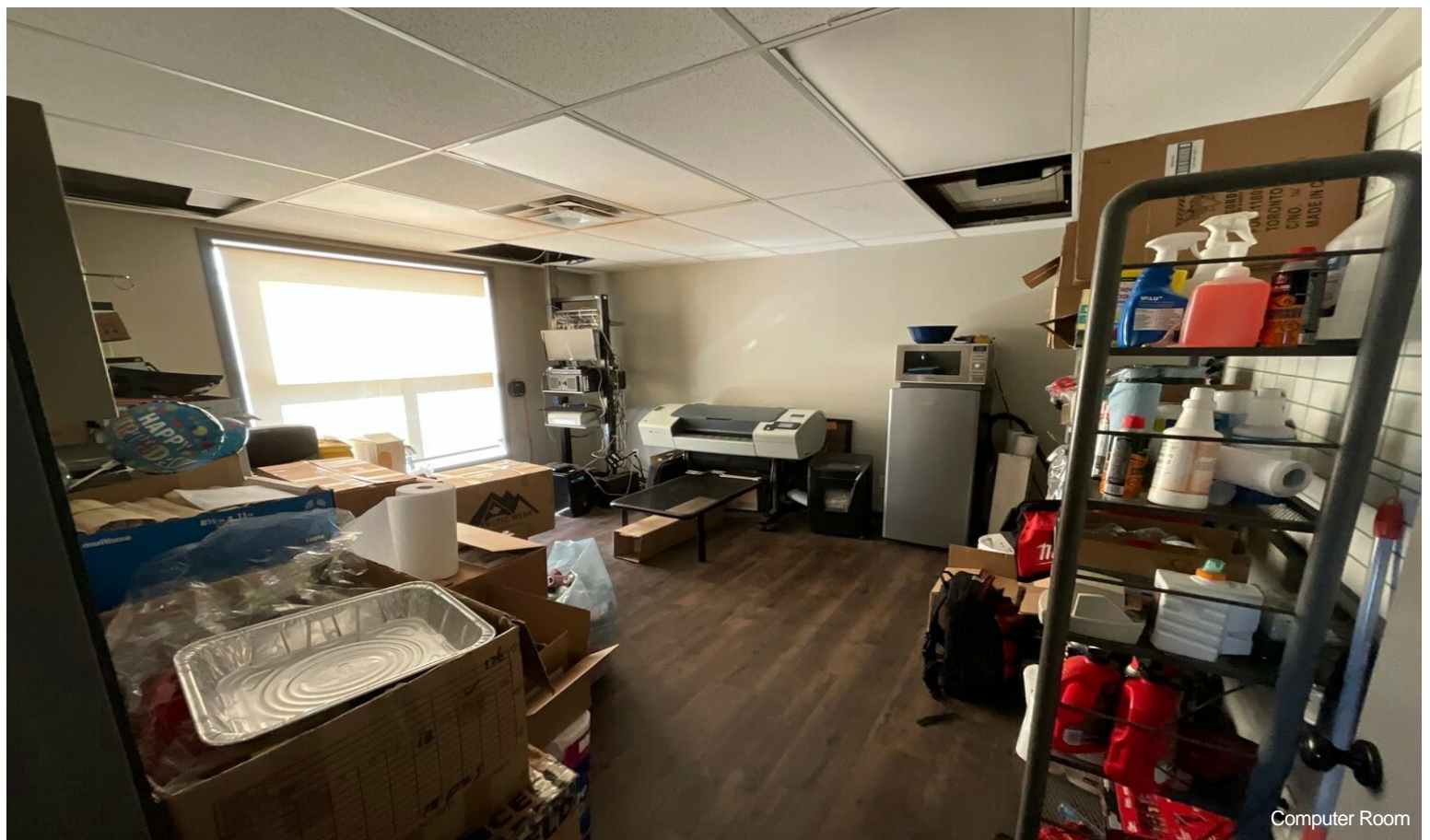
Property Photos



Property Photos

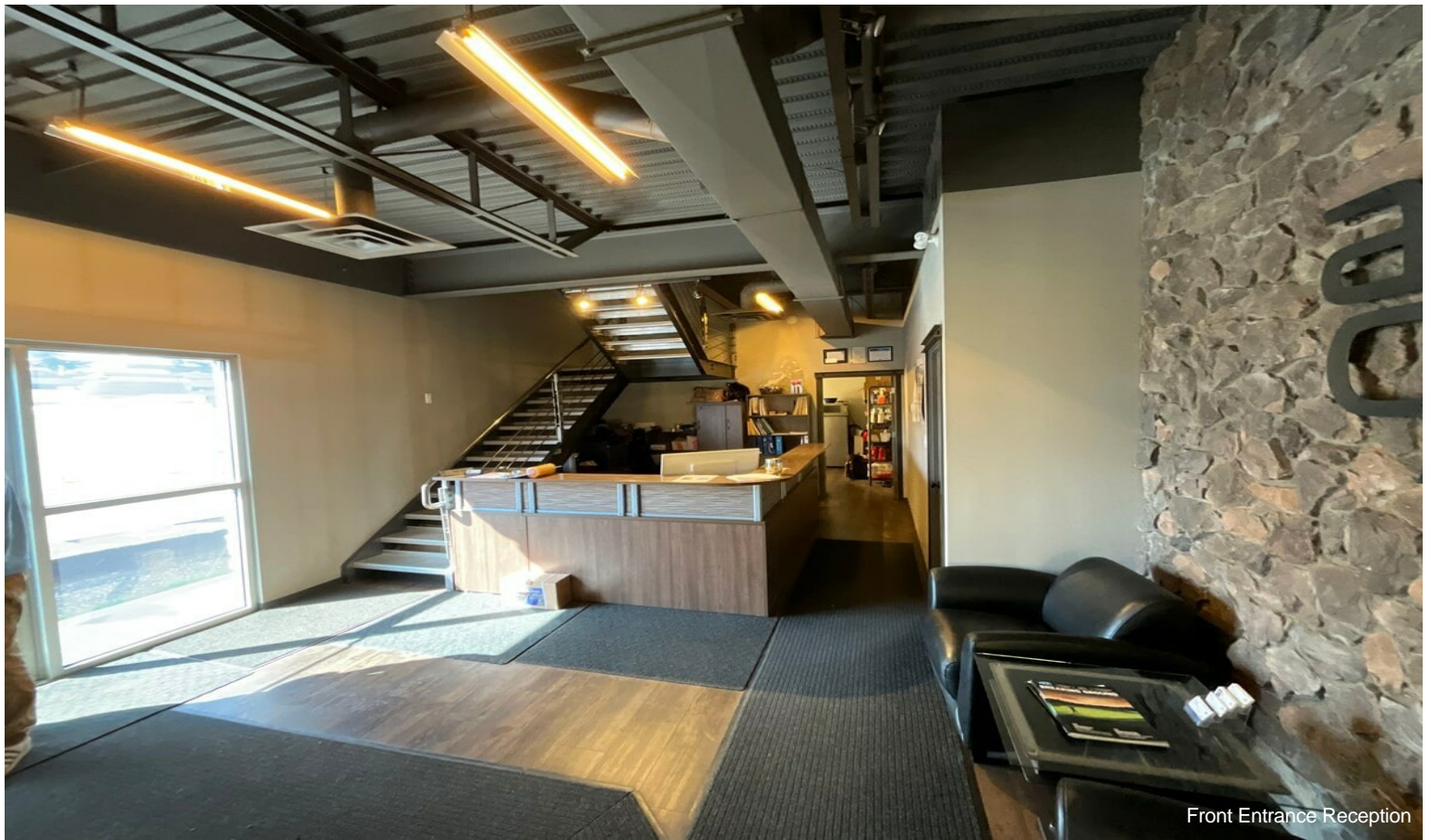


Production Hall



Computer Room

Property Photos

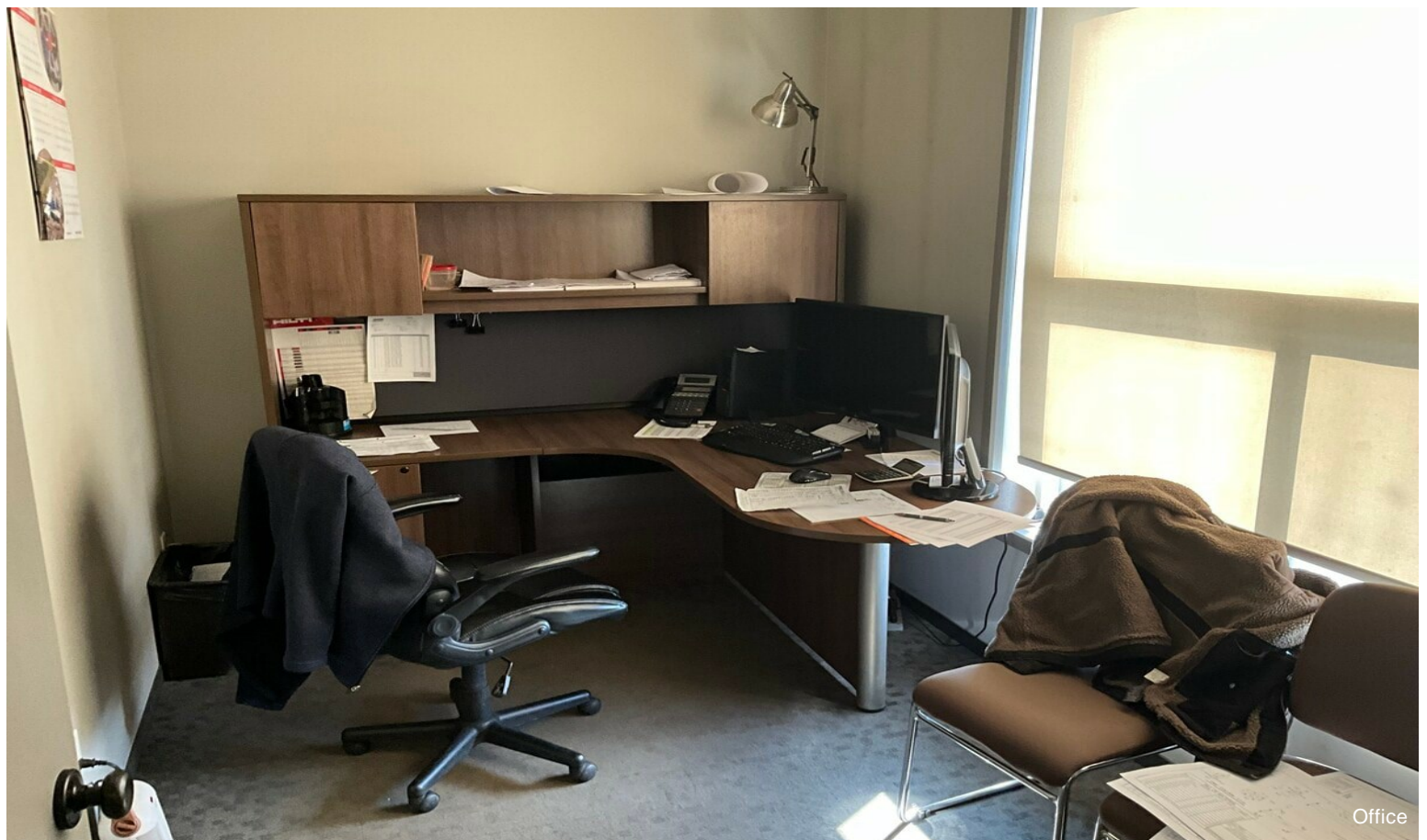
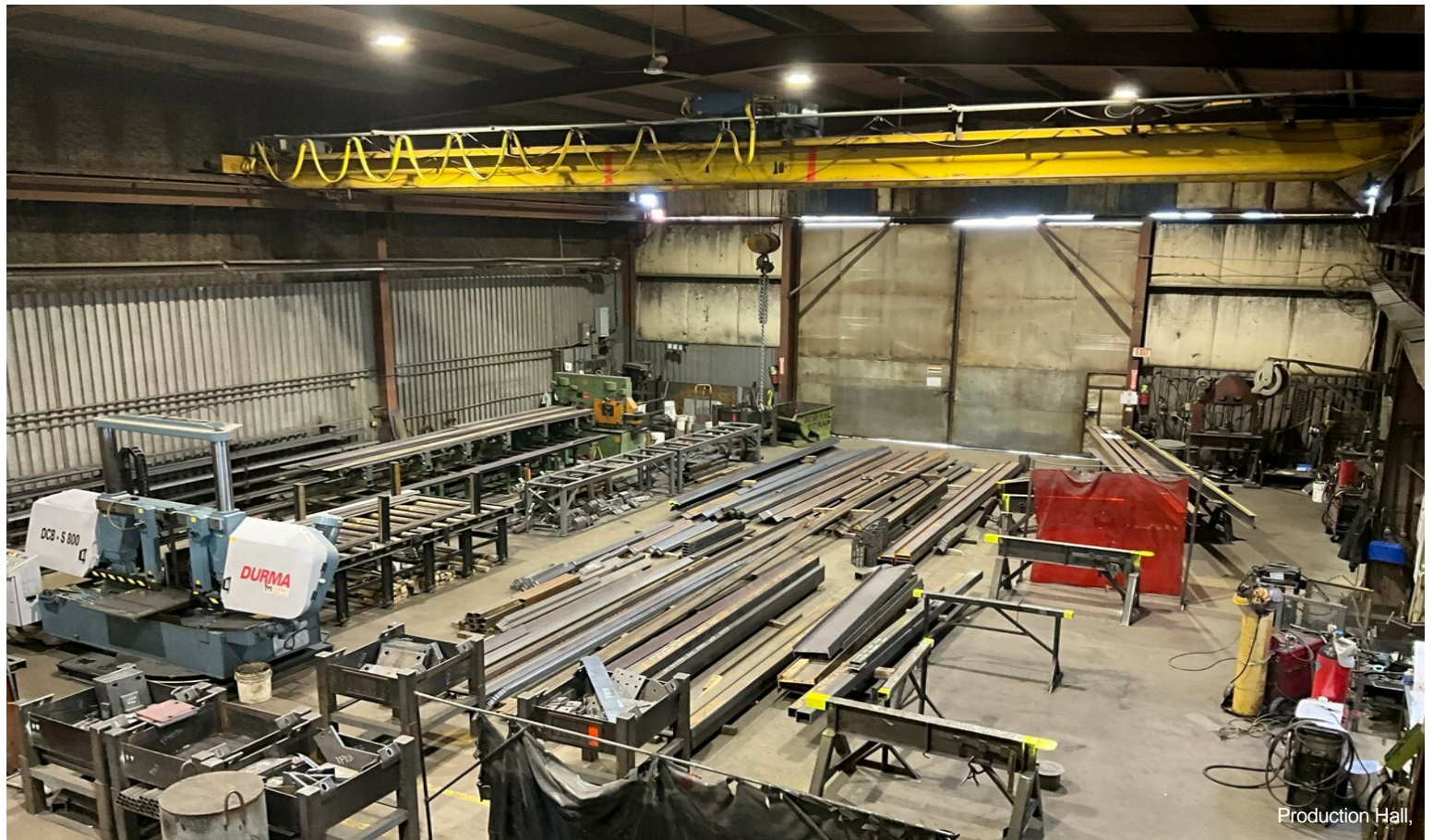


Front Entrance Reception

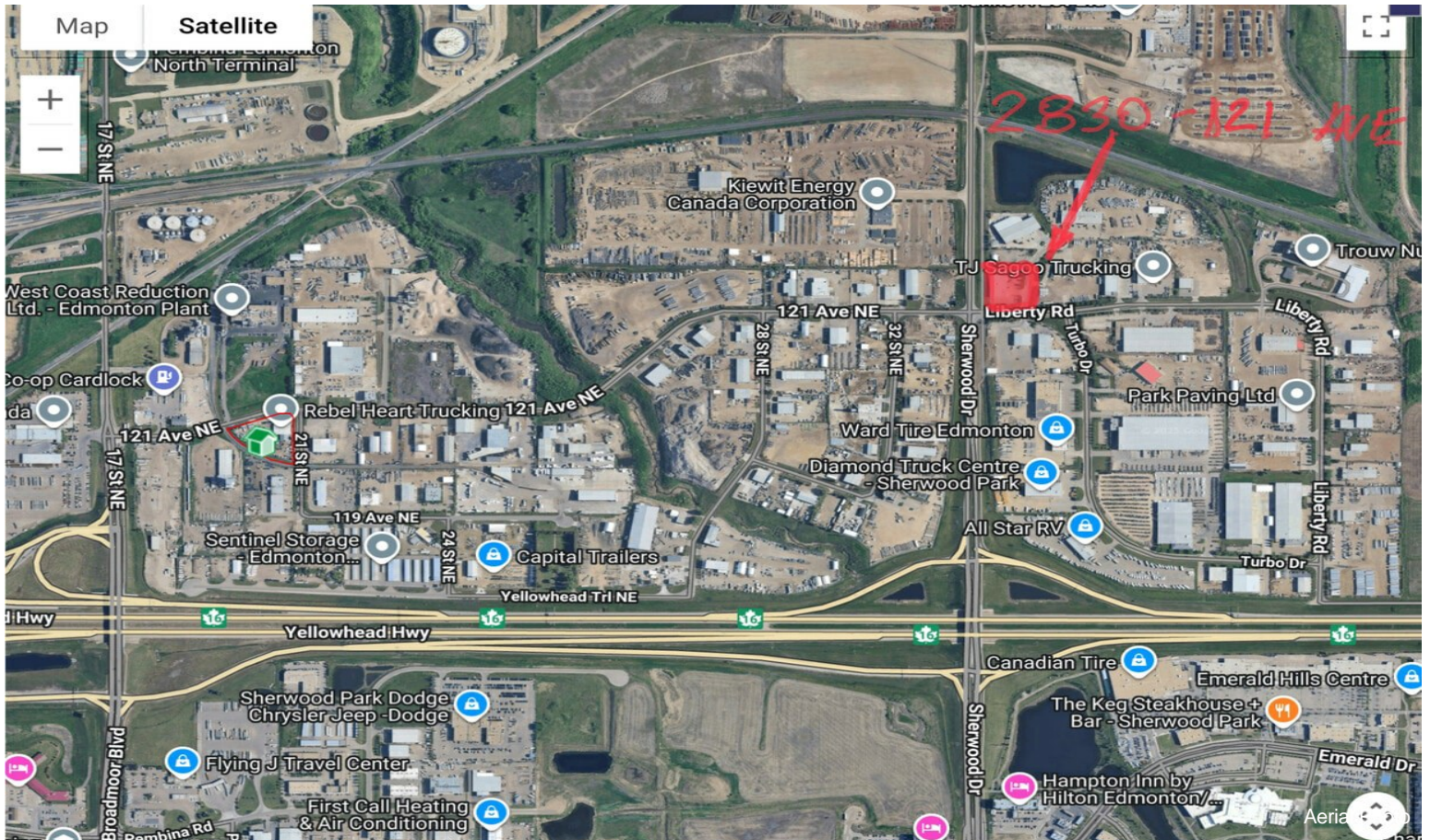


Lunch Room

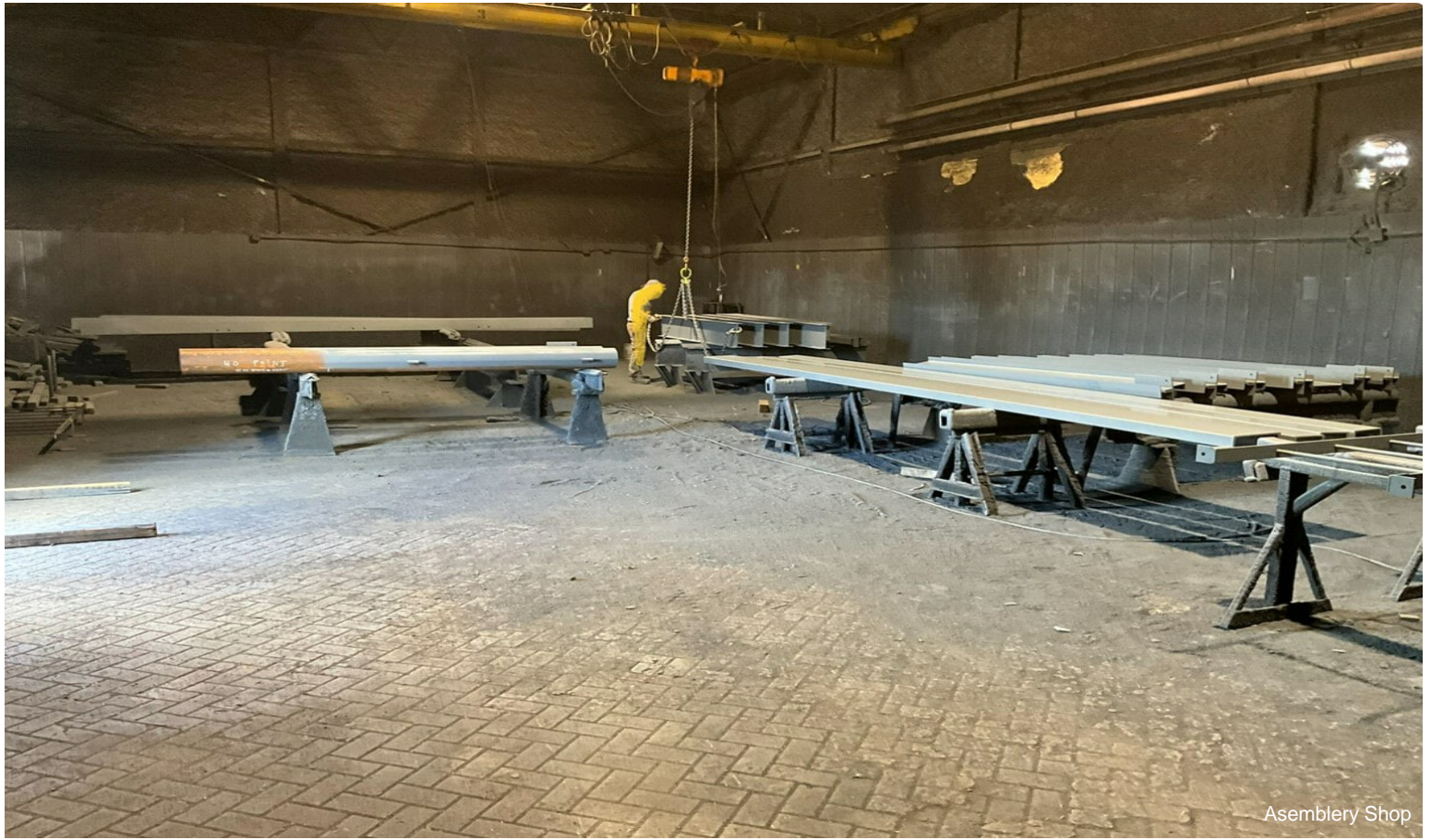
Property Photos



Property Photos



Property Photos



Assembly Shop



Yard

Property Photos



Assembly Line



Property Photos



Property Photos

