

# FOR SALE/LEASE

## SH68 INDUSTRIAL LAND

7232 68 Street, Edmonton, AB



### HIGHLIGHTS

- Small lot of industrial yard for lease or sale
- Land is graveled, fenced, packed and graded
- Full city services to the lot line
- Lot is 0.77 acres (33,542 sq ft) ±
- Well situated commercial real estate ready for a shop or warehouse in Southeast Edmonton
- Vacant and ready for a building or equipment and truck storage
- Ideal for sea container storage, bin or roll-off container storage, semitrailer storage, tractor storage, dump truck or grader parking and pipe storage
- \$963,000.00 or \$1.15/sq ft/yr (net)

### CONTACT

**THOMAS BRAUN** MBA

Partner, Associate

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REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	7232 68 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 8022965; Lot; 2; Block; 24
ZONING	IH ( <a href="#">Heavy Industrial</a> )
NEIGHBOURHOOD	Davies Industrial East
SITE SIZE	0.77 acres ±
SITE DIMENSIONS	255' x 133' ±
YARD IMPROVEMENTS	Graveled, fenced, packed and graded
SERVICING	Full city services to property line (TBC)

## FINANCIALS

Sale Price:	\$963,000.00
Property Taxes:	\$17,597.94/yr (2024)
Net Rent:	\$1.15/sq ft/yr
Op Costs:	\$0.52/sq ft/yr (2024)
Possession:	Immediate

## AERIALS

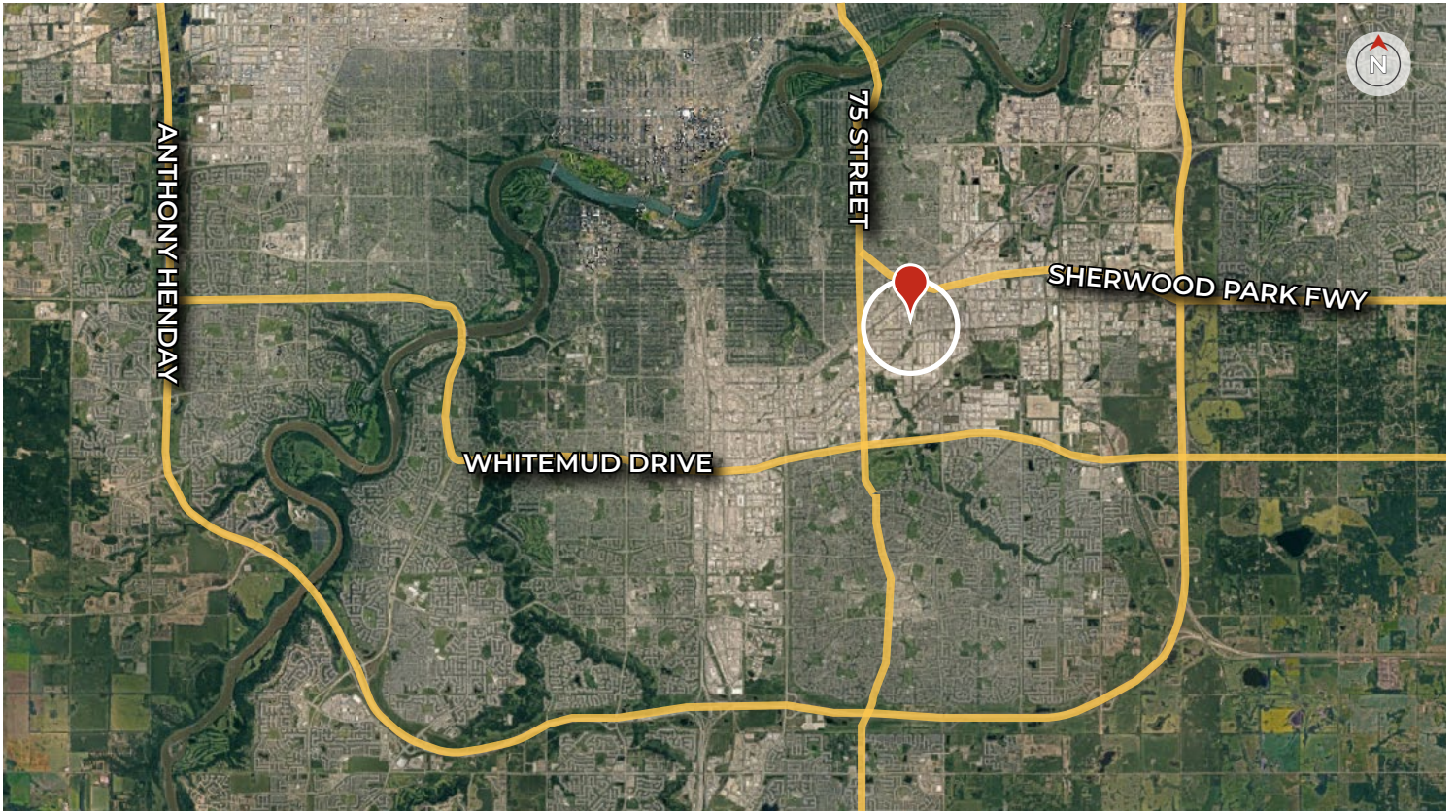


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## REGIONAL MAP



## LOCAL MAP



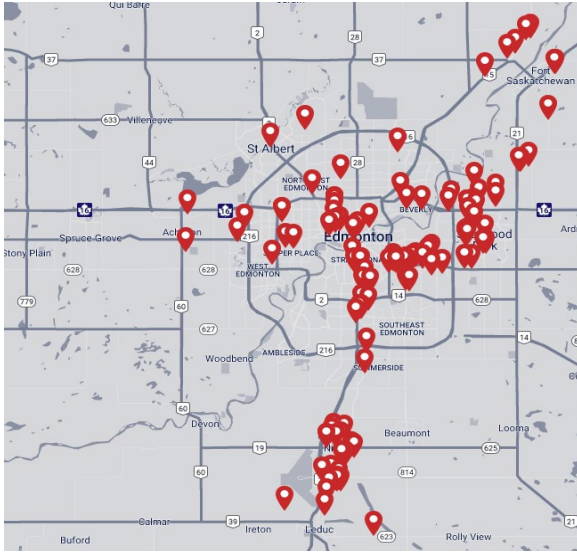
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## ABOUT ROYAL PARK REALTY

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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO

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Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a “Massey-like” Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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