

FOR SALE Industrial Warehouse



INVESTMENT OPPORTUNITY

- Class A Manufacturing Facility
- Long standing tenant in place



WENZEL BUILDING
3115 – 93 Street NW
Edmonton AB T6N 1L7

NOI: \$1,600,000 CAD

CAP RATE: 7%

Price: \$24,000,000 CAD

Cal Halasz
Commercial Sales/Leasing

RE/MAX REAL ESTATE
780 554 0979
calhalasz@outlook.com



PROPERTY OVERVIEW

Location: 3115 – 93 St NW Edmonton AB

Legal: Plan 9123326, Block 3, Lot 23

Office: 25,994 Sf

Warehouse: 89,165 Sf

Ceiling Height: 24'

Loading: 8 grade doors

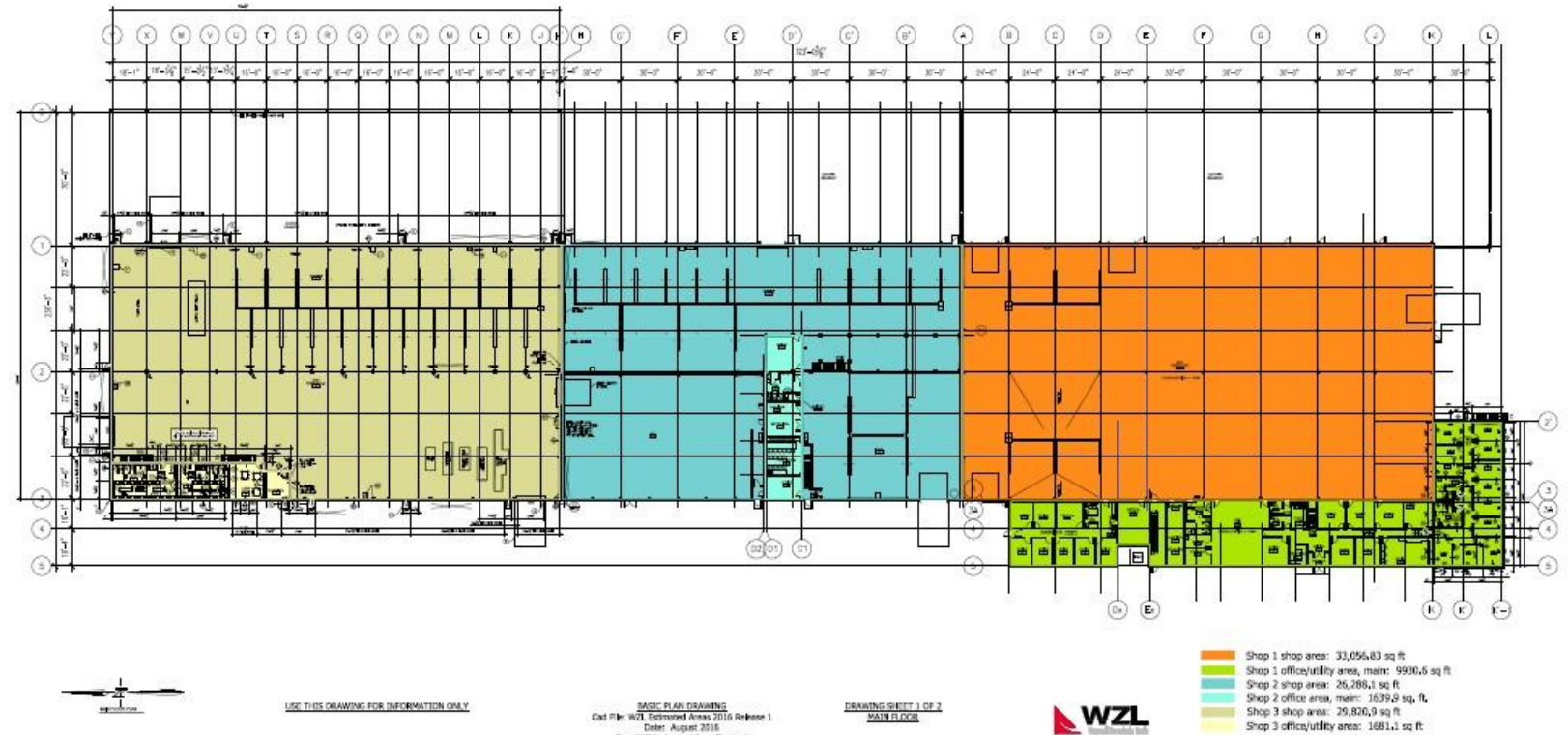
Cranes: 10 - 5 - ton bridge cranes

Lighting: New LED lighting

Yard: Fenced and secure

Zone: IM Medium Industrial

Floor Plan



RE/MAX REAL ESTATE
Edmonton Ltd. Central Branch
200, 10835 124 St.
Edmonton AB T5M 0H4

The information contained herein has been obtained from various sources considered reliable. RE/MAX Real Estate Edmonton Ltd. does not make any representations or warranty, expressed or implied, as to the accuracy or completeness of the information or statements contained herein.

Cal Halasz
Commercial Sales/Leasing
RE/MAX REAL ESTATE
780 554 0979
calhalasz@outlook.com

THE OPPORTUNITY

- Land Area: 8.35 Acres
- Building Size: 152,337 Sf
- Covered Gantry Crane: 720 Ft X 70 Ft
- Year Built: 2007
- Taxes 2024: \$447,279
- Tenant term expiry: June 30, 2027
- Net Annual Income: \$1,600,000 CAD
- Cap Rate: 7%
- Price: \$24,000,000 CAD



- Class A Building in excellent condition.
- Long standing international tenant, Wenzel Downhole Tools.
- NNN tenant pays taxes, insurance, maintenance.
- Roof has recently been done.
- Abundant parking.

Cal Halasz
Commercial Sales/Leasing

RE/MAX REAL ESTATE
780 554 0979
calhalasz@outlook.com

The information contained herein has been obtained from various sources considered reliable. RE/ MAX Real Estate Edmonton Ltd. does not make any representations or warranty, expressed or implied, as to the accuracy or completeness of the information or statements contained herein.