

**FULLY
LEASED**

72 Avenue

ALCO 

50 Street

ALCO BUILDING FOR SALE

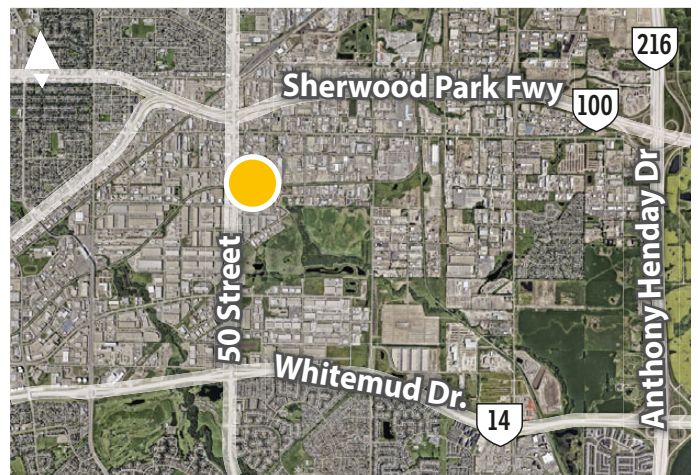
4903 72 Avenue NW
Edmonton

28,000 sf

Building

3.5 ac

Land



Gurveen Bindra
c: 306-221-1322
gurveen.bindra@royallepage.ca

Murray McKay, VICE PRESIDENT
c: 780-940-2100
o: 780-463-3332
mmckay@barclaystreet.com

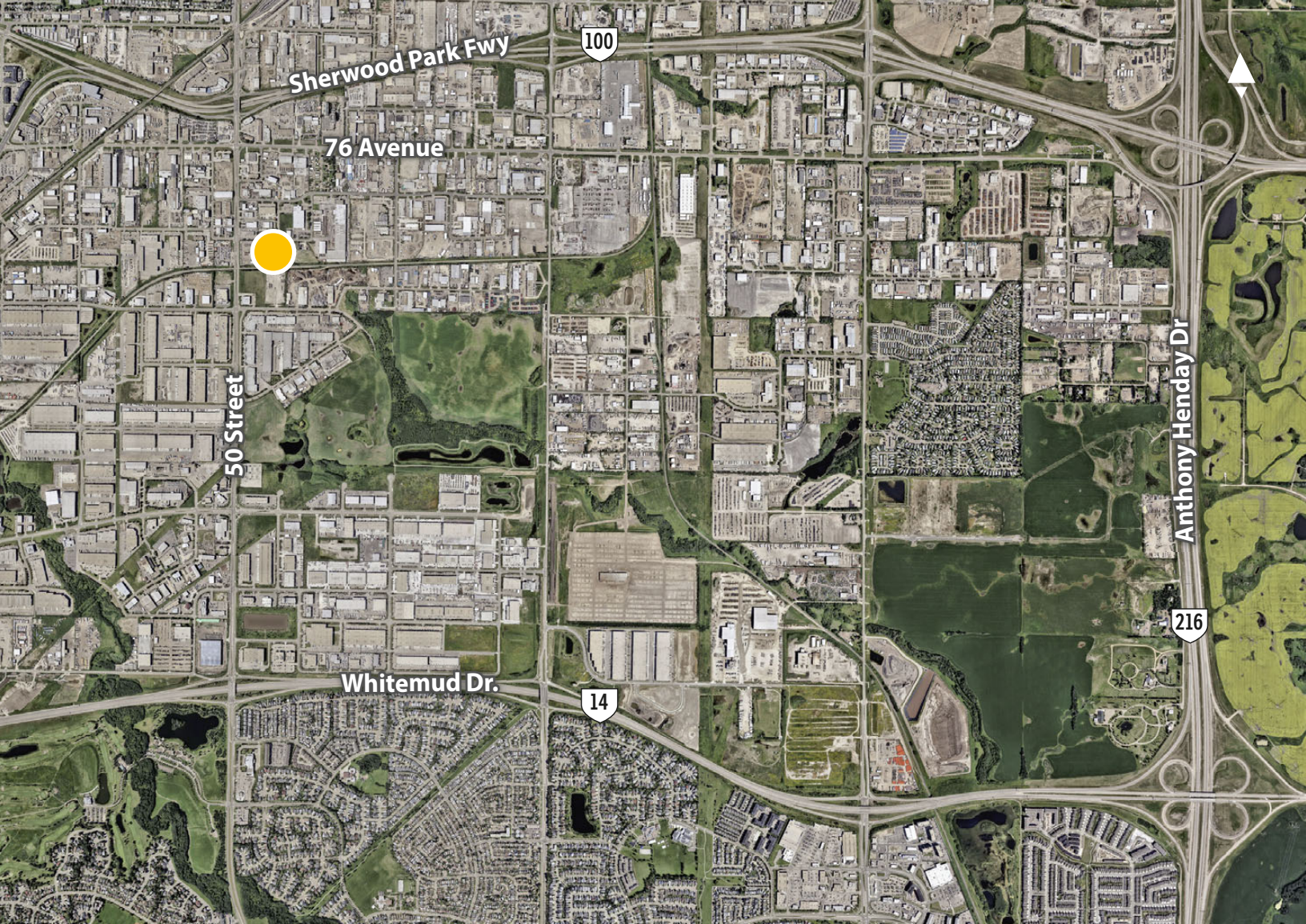
**BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50 YEARS

1973-2023



SALE INFORMATION

ADDRESS: 4903 72 Avenue NW, Edmonton

DISTRICT: Weir Industrial

LEGAL DESCRIPTION:
Plan 2214HW; Block G; Lot A

ZONING: Future Urban Development (FD)

BUILDING AREA: 28,000 sf

LAND AREA: 3.5 acres

TENANCY: Fully leased to Alco

NET INCOME: \$336,000/yr

TAXES: \$104,449.84 (2024)

PRICE: \$6,000,000

COMMENTS:

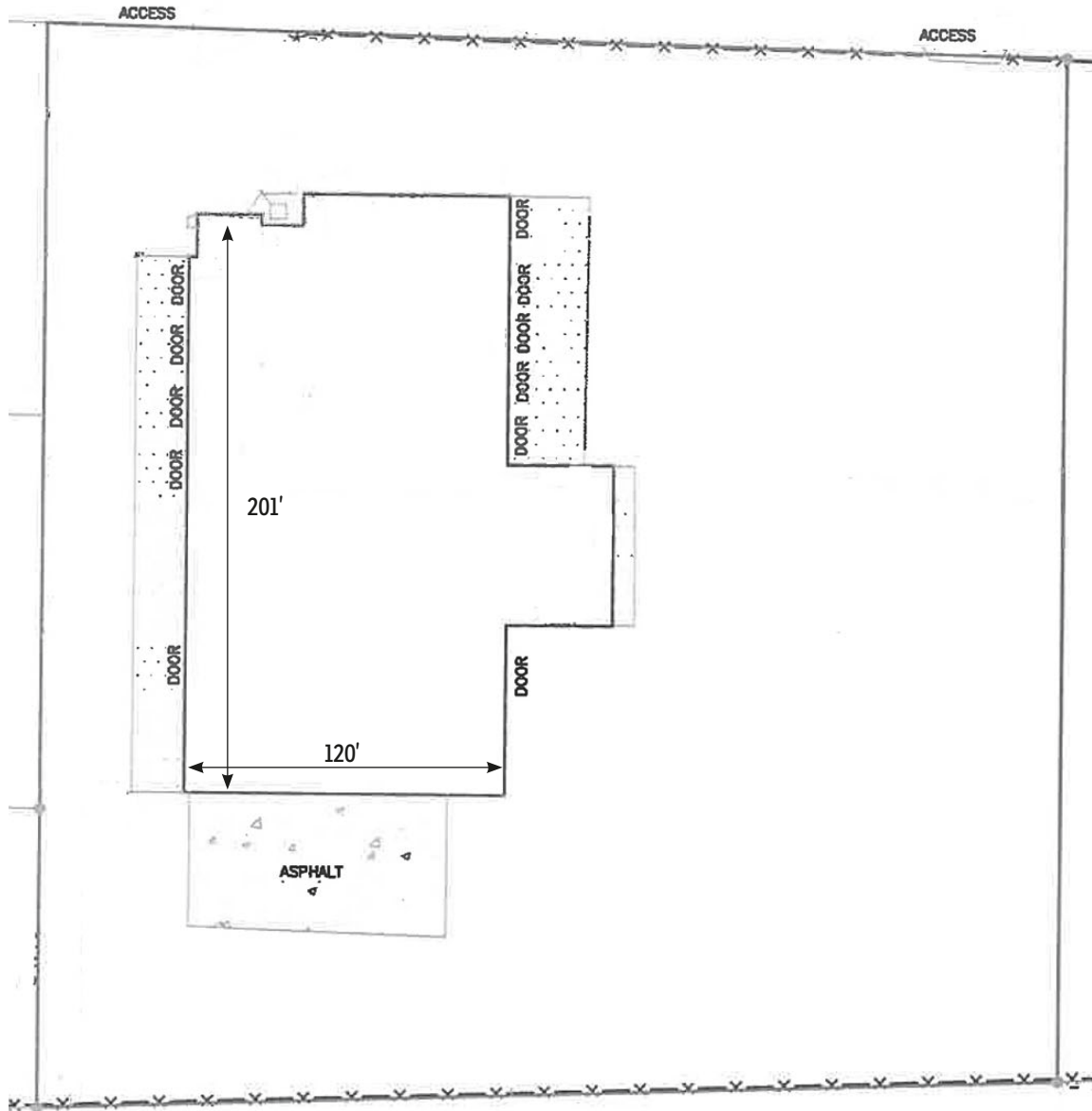
This fully operational valve testing and repair facility is in above average condition.



SURVEY PLAN



72 AVENUE



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.

