\$24,000,000 - 3115 93 Street, Edmonton

MLS® #E4428614

\$24,000,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Parsons Industrial, Edmonton, AB

INVESTMENT OPPORTUNITY: This is a rare chance to purchase a high-quality Class A industrial building as an investment or owner-user. The property offers stable income with a triple-net lease. Built in 2007 and kept in excellent condition with recently replaced roof-the facility includes modern features like, LED lighting, multiple bridge cranes, and a secure, fenced yard. Located on 8.35 acres with great access to major highways and transportation routes, this is a turnkey investment generating \$1.6 million in annual income with a 7% cap rate. The lease runs until June 30, 2027.



Essential Information

MLS® # E4428614

Price \$24,000,000

Bathrooms 0.00 Acres 0.00 Year Built 2007

Type Industrial

Status Active

Community Information

Address 3115 93 Street

Area Edmonton

Subdivision Parsons Industrial







City Edmonton
County ALBERTA

Province AB

Postal Code T6N 1L7

Exterior

Exterior Concrete

Roof See Remarks

Construction Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 211

Zoning Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 9:47am MDT