

FOR SALE

OWNER/USER INVESTMENT OPPORTUNITY

1210/1220-70 Avenue NW, Edmonton, AB



OWNER-USER CAN ACQUIRE 18,300 SQ FT WITH RENTAL INCOME IN PLACE

HIGHLIGHTS

- 40,693 sq ft on 4.08 Acres +/- (Building 1 - 25,800 sq ft & Building 2 - 14,900 sq ft)
- Two building, multi-tenant industrial facility in Maple Ridge Industrial Park
- Recent lease renewals in place
- Excellent access to major routes including Sherwood Park Freeway, Whitemud Drive & Anthony Henday
- Large paved & graveled yard with ample parking

CONTACTS

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY DETAILS

| BUILDING 1 | | BUILDING 2 | |
|---------------------|-------------------------------------|---------------------|-------------------------------------|
| MUNICIPAL ADDRESS | 1210-70 Avenue, Edmonton, AB | MUNICIPAL ADDRESS | 1220-70 Avenue, Edmonton, AB |
| LEGAL DESCRIPTION | Plan: 7920262; Block: 1; Lot: 10 | LEGAL DESCRIPTION | Plan: 7920262; Block: 1; Lot: 10 |
| ZONING | IM (Medium Industrial) | ZONING | IM (Medium Industrial) |
| TENANT 1 | 7,500 sq ft (LEASED) | TENANT 2 | 14,900 sq ft (LEASED) |
| VACANCY | 18,300 sq ft | TOTAL BUILDING AREA | 14,900 sq ft (+/-) |
| TOTAL BUILDING AREA | 25,800 sq ft (+/-) | | |
| SITE SIZE | 4.08 Acres (+/-) | SITE SIZE | 4.08 Acres (+/-) |
| GRADE LOADING | (2) 14' x 14' (1) 12' x 12' | GRADE LOADING | (4) 14' x 14' |
| POWER | 400 Amp, 208 Volt | POWER | 400 Amp, 600 Volt |
| HEATING | In Floor | HEATING | In Floor |
| PARKING | Ample | PARKING | Ample |
| POSSESSION | Immediate | POSSESSION | Immediate |



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INVESTMENT OPPORTUNITY



FINANCIAL INFORMATION

ASKING PRICE

\$8,000,000

ANNUAL NET RENTAL INCOME

\$283,152

➤ BUILDING 1

\$75,000 (blended average)

➤ BUILDING 2

\$208,152

LEASE TERM

➤ BUILDING 1

January 1, 2019 - December 31, 2024

➤ BUILDING 2

June 1, 2019 - May 31, 2024

PROPERTY TAXES (2019)

\$144,983

ADDITIONAL FEATURES:

- ✓ IN FLOOR HEATING
- ✓ GRADE LOADING
- ✓ FENCED, GATED YARD
- ✓ GRAVELED
- ✓ STORM DRAINS
- ✓ DEMISING OPTIONS



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PROPERTY LOCATION



*Quality Based on **Results**, Not **Promises**.*

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