

# \$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 with a strong long term tenant already in place. 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 and the tenant has expressed interest in his option to renew.

Built in 2007

## 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

### FOR SALE

Industrial Warehouse

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

**INVESTMENT OPPORTUNITY**

- Class A Manufacturing Facility
- Long standing tenant in place

NOI: \$1,600,000 CAD

CAP RATE: 7%

Price: \$24,000,000 CAD





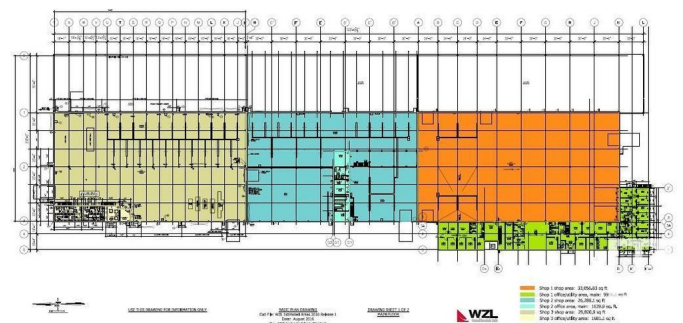
**THE OPPORTUNITY**

- 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.





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	2
Zoning	Zone 41

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Listing information last updated on April 4th, 2025 at 6:47am MDT