

\$1,599,900 - 4327 78 Avenue, Edmonton

MLS® #E4332083

\$1,599,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Weir Industrial, Edmonton, AB

INVESTMENT OPPORTUNITY: For sale 4 industrial condo bays 25 ft x 90 ft, 16' ceiling, with a decade old long term tenant, NOI of \$113,750 (Cap 7.11%.) At the heart of Weir Industrial neighborhood, IM zoning. Well maintenance, low condo fee, concrete block exterior building with steel beam roof support and Q-deck, newly paved parking lot plus \$260,000 Upgraded 480V 3 phase power at 1,200 Amps capacity. Also upgraded forced air ceiling heating and Tankless hot water system. 3 grade level loading doors 12' x 12'. Excellence access to 50 Street, Sherwood Park Fwy and Anthony Henday Dr.



Built in 1978

Essential Information

| | |
|------------|-------------|
| MLS® # | E4332083 |
| Price | \$1,599,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|---------|----------------|
| Address | 4327 78 Avenue |
| Area | Edmonton |

| | |
|-------------|-----------------|
| Subdivision | Weir Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 2N3 |

Exterior

| | |
|--------------|-----------------|
| Exterior | Concrete, Block |
| Construction | Concrete, Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2023 |
| Days on Market | 747 |
| Zoning | Zone 42 |

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Listing information last updated on April 5th, 2025 at 11:32am MDT