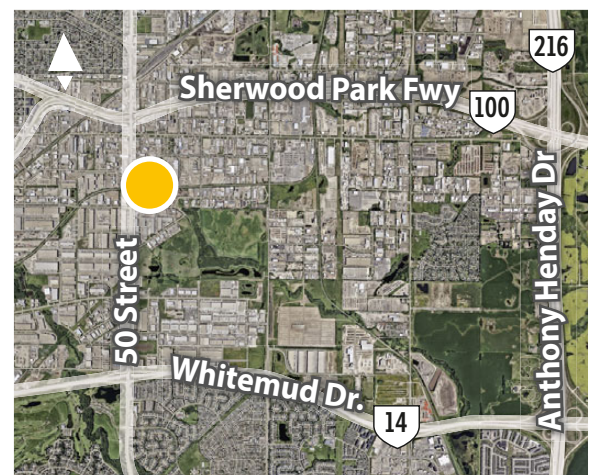




50 STREET DEVELOPMENT LAND AND INVESTMENT BUILDING FOR SALE

7105 50 Street and 4903 72 Avenue
Edmonton



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray McKay, VICE PRESIDENT

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O: 780-463-3332

mmckay@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



PROPERTY INFORMATION

1 DEVELOPMENT LAND

ADDRESS: 7105 50 Street NW, Edmonton

DISTRICT: Weir Industrial

LEGAL DESCRIPTION:

Plan 0125175, Block G, Lots 2A, 3A & 4A

ZONING: Future Urban Development (FD)

LAND AREA: 2.89 acres (total of 3 parcels)

COMMENTS:

- » Existing traffic light.
- » Corner location.
- » Compacted gravel site ready for development.
- » Short-term land rent.
- » 3 subdivided parcels.

2 INVESTMENT BUILDING

ADDRESS: 4903 72 Avenue NW, Edmonton

DISTRICT: Weir Industrial

LEGAL DESCRIPTION:

Plan 2214HW; Block G; Lot A

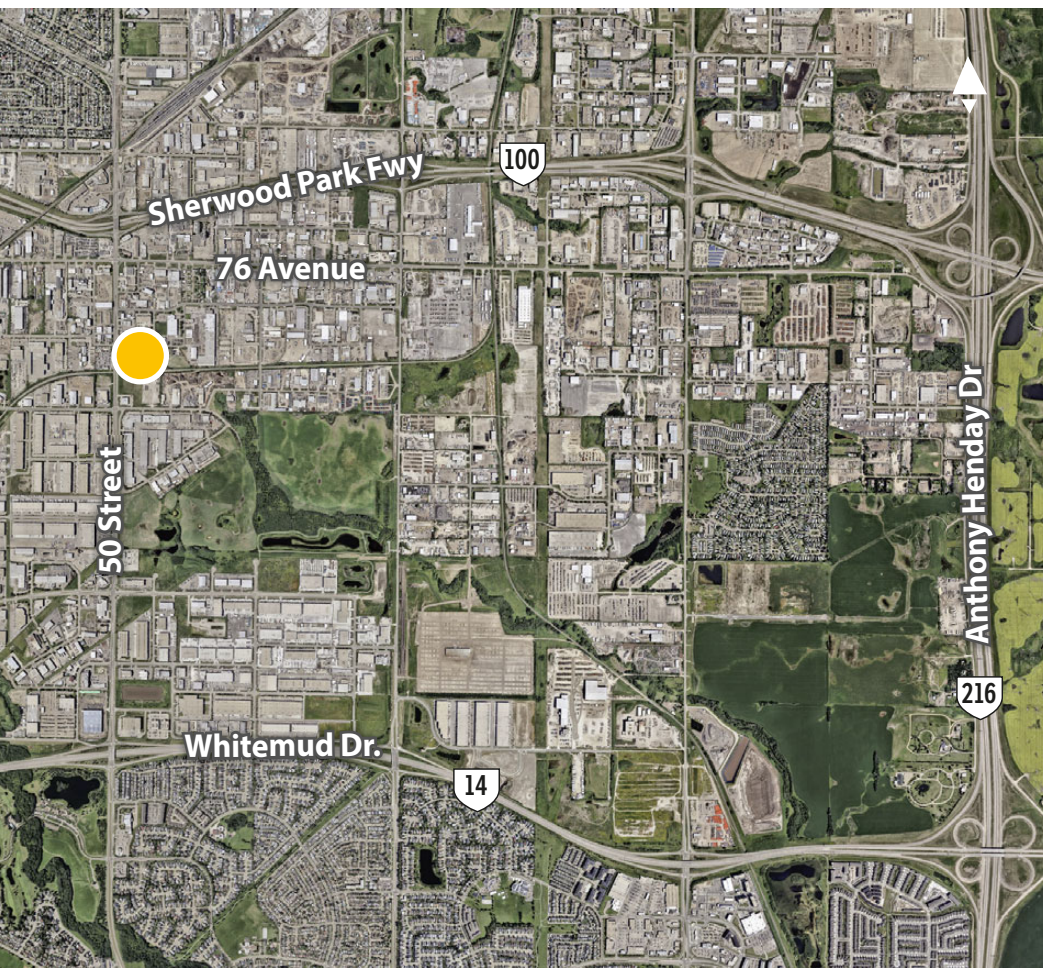
ZONING: Future Urban Development (FD)

BUILDING AREA: 28,000 sf

LAND AREA: 3.5 acres

COMMENTS:

- » This fully operational valve testing and repair facility is in above average condition.
- » Clean environmental report.



FINANCIAL INFORMATION

2024 TAXES: \$104,449.84

TENANCY: Fully leased to
Alco Industries

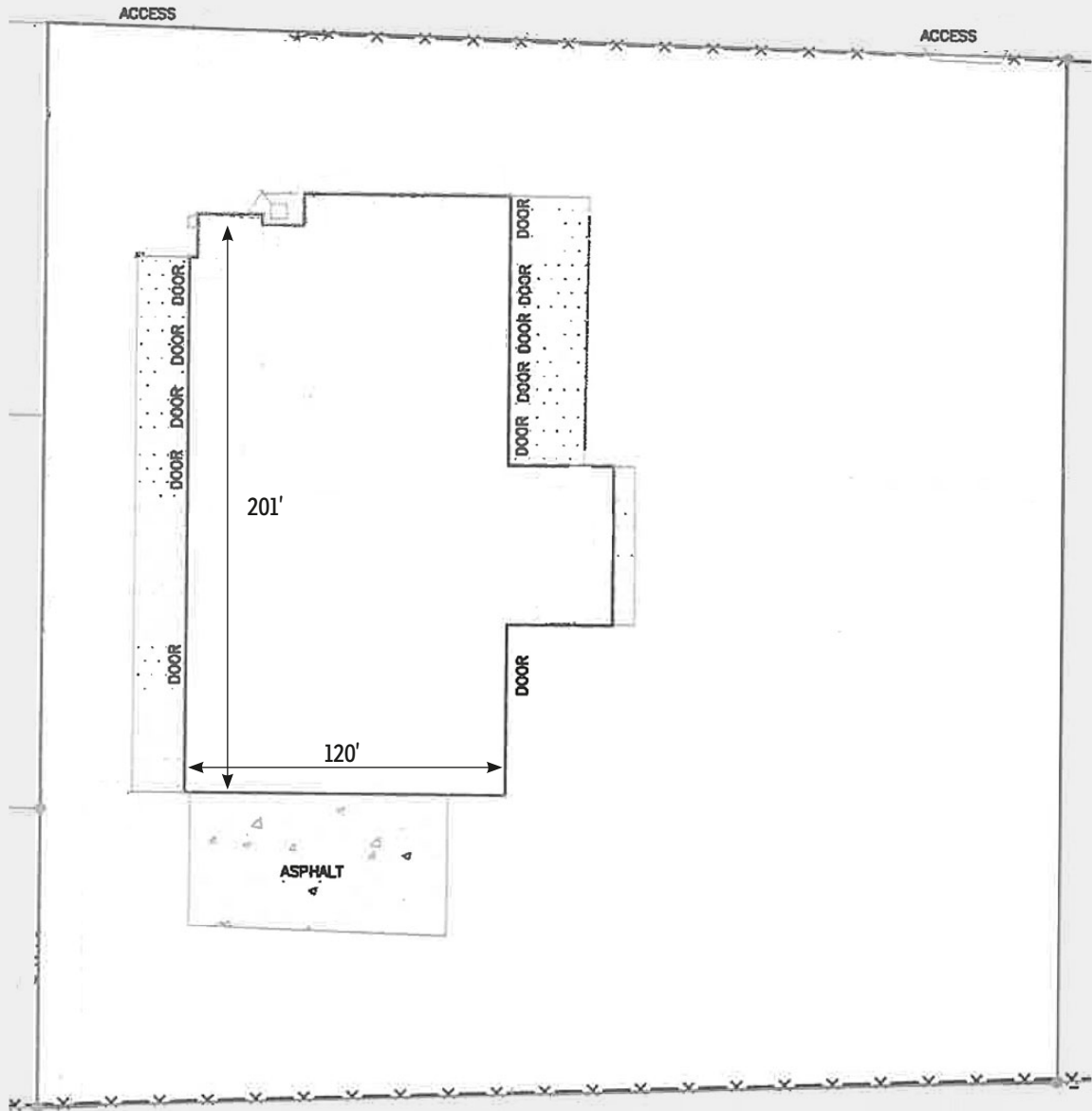
NET INCOME: \$336,000/yr

PRICE: \$6,000,000

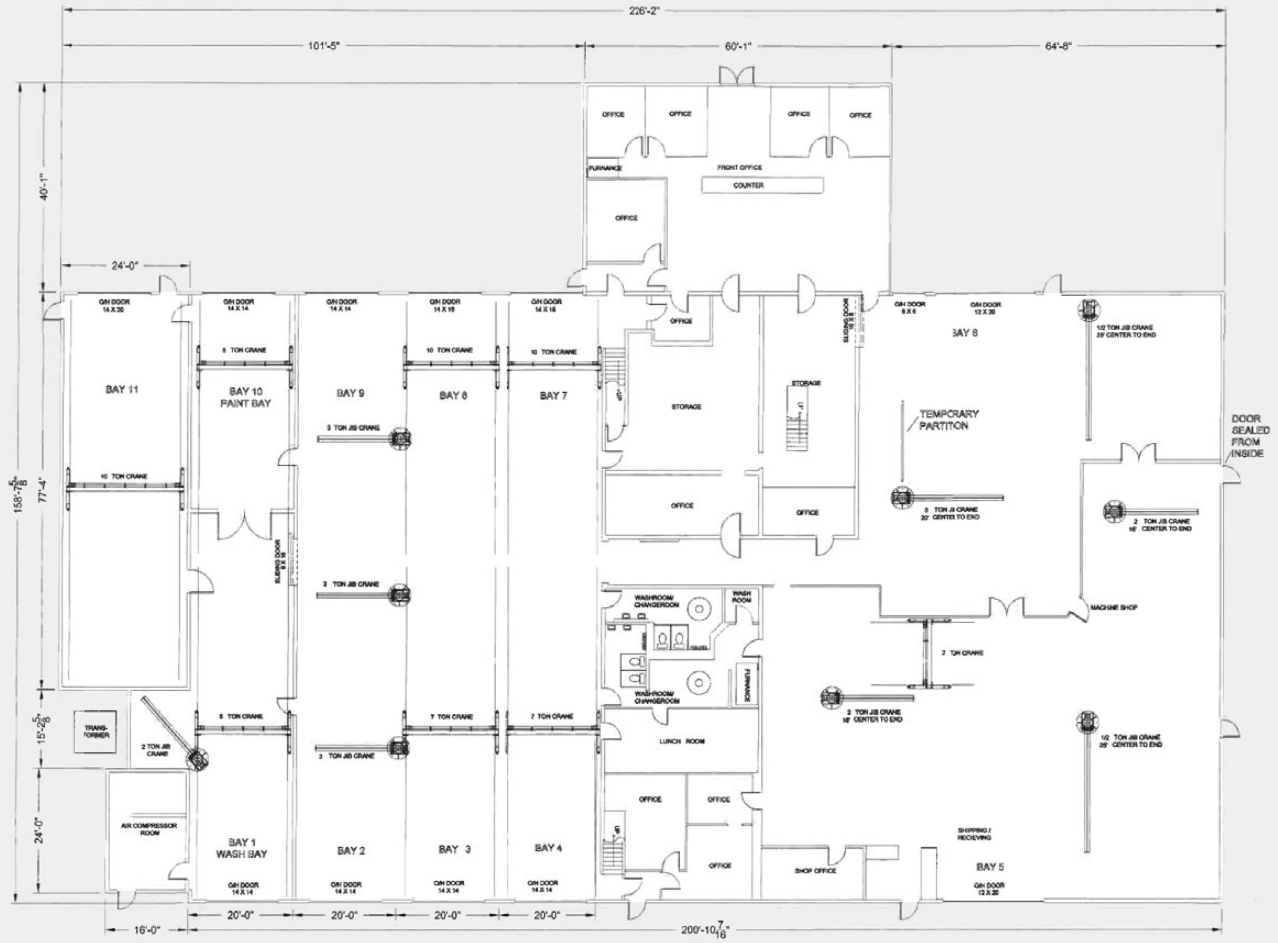
INVESTMENT BUILDING

SURVEY PLAN

72 AVENUE



INVESTMENT BUILDING FLOORPLANS



MAIN FLOOR



MEZZANINE

DEVELOPMENT LAND SURVEY PLAN



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