

# \$2,499,888 - 7620 Yellowhead Tr Nw, Edmonton

MLS® #E4327837

**\$2,499,888**

Bedroom, Bathroom, 21,981 sqft

Industrial on 0.00 Acres

Yellowhead Corridor East, Edmonton, AB

Fantastic opportunity to own over 21,000 +/- sq.ft of industrial space with great exposure from the Yellowhead. Features two office areas and two warehouse areas. Office areas consists of 12 offices, one boardroom, two open work spaces, two kitchen areas and washrooms. Warehouse areas consist of open warehouse space and a loading bay area with 8 grade level overhead doors. 3 x 12' door, 1 x 14' door and 5 x 8' door. Three phase electrical. 16' clearance to the trusses, Both forced are and reznor heat and air makeup unit installed. Roof at front of building replaced in the last 8 years and back of building in the last 6 years both with new membrane. Current tenant is a long term lease and would be interested in extending. 6% cap rate. Business not for sale - LAND AND BUILDING ONLY

Built in 1973

## Essential Information

MLS® #	E4327837
Price	\$2,499,888
Square Footage	21,981
Acres	0.00
Year Built	1973
Type	Industrial

## Community Information



Address	7620 Yellowhead Tr Nw
Area	Edmonton
Subdivision	Yellowhead Corridor East
City	Edmonton
Province	AB
Postal Code	T5B 1G3

### **Exterior**

Construction	Concrete Block
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### **Additional Information**

Date Listed	February 14th, 2023
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Zoning	IM
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Listing information last updated on May 13th, 2024 at 4:02pm MDT