

\$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	725
Zoning	Zone 42

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Listing information last updated on March 14th, 2025 at 6:17am MDT