

## \$7,900,000 - 5711 103a Street, Edmonton

MLS® #E4438965

**\$7,900,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Calgary Trail North, Edmonton, AB

### INDUSTRIAL INVESTMENT OPPORTUNITY

Two freestanding buildings including a distribution warehouse and a manufacturing facility, combined for 69,444 SF with an additional 25,000 SF of mezzanine area (not included in rentable area). BGE Indoor Air Quality Solutions has been a tenant in the property since original building construction and now leases the entire asset. This offering provides an attractive blend of lease term, contractual income growth, location scarcity, and exposure to Edmonton's industrial market. The property has attractive in-place financing that can be assumed but is also available free and clear of financing if desired. Zoned IH (Heavy Industrial).

Built in 1952

### Essential Information

MLS® #	E4438965
Price	\$7,900,000
Bathrooms	0.00
Acres	0.00
Year Built	1952
Type	Industrial
Status	Active

### Community Information

Address 5711 103a Street



Area	Edmonton
Subdivision	Calgary Trail North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2J6

### Exterior

Exterior	Concrete
Construction	Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	42
Zoning	Zone 41

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Listing information last updated on July 9th, 2025 at 5:47am MDT