

## \$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 | 79             |
| Zoning         | Zone 41        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 15th, 2025 at 9:03pm MDT