# \$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 OPPORTURNITY: 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

Roof Flat Roof, Tar & Camp; Gravel

Construction Concrete, Block

### **Additional Information**

Date Listed March 20th, 2023

Days on Market 954

Zoning Zone 42

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 October 29th, 2025 at 12:17am MDT