\$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 959

Zoning Zone 42

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Listing information last updated on November 3rd, 2025 at 7:18pm MST