



Land Commercial For Sale
Edmonton **43** **Clover Bar Area**
 12003 28 ST NE
LP: \$1,975,000
Lse Rate:
SP:



ACTIVE

Trans Type: For Sale **Listing ID #:** E4254799
Sale Type: **Land Size SF:**
Zoning: IM **Land Size Acres:** 2.870
Prop Taxes: 40,468.98 / 2020 **Lot Frontage:**
Other Types: LAN **Subj Prop Width:**

Location, Location!! Excellent proximity to HWY 16 Trans Canada and Anthony Henday. Immediate availability. This 2.87 acres of land is zoned IM, is fully fenced with a gravelled yard and is located in a very desirable industrial area. Included with this property is a 60'x100' Quonset with power upgrades (100 Amp). All services not currently brought in are at the property line.

Directions:

Virtual Tour:

Brochure:

Property Details

Ownership Interest: Private
Title to Land: Fee Simple
Env Asmt Phase:
RPR Survey Available: No
Seller Rights Res: No

General Building Details

Building Type:
Construction:
Subject Space SqFt:
Subject Space Width:
Year Built:

Land

Site Services: Electricity, City Water at Lot Line
Water Supply: None
Sewer / Septic: None

Multi Family

of Storeys: **Total # of Units:** 0
of 1 Bedroom Apts: **# of Bachelor Apts:**
of 2 Bedroom Apts: **# of Penthouse Apts:**
of 3 Bedroom Apts: **# of Other Units:**
of 4+ Bedroom Apts: **# of Parking Spaces:**

APOD Information

Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income:
Cap Rate:

Business/Business w/Property

Major Business Type:
Minor Business Type:

Lease Details

Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt:
Lease SubLease:

