

# \$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 OPPORTUNITY:** 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 & Gravel
Construction	Concrete, Block

### **Additional Information**

Date Listed	March 20th, 2023
Days on Market	832
Zoning	Zone 42

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Listing information last updated on June 29th, 2025 at 5:17pm MDT