



5921-29 91 Street, Edmonton

MULTI-TENANT INVESTMENT



PROPERTY DETAILS

Address:	5921-29 91 Street, Edmonton
Zoning:	IB (Business Industrial)
Building Size:	9,000 SF (+/-)
Site area:	0.76 Acres
Operating Costs:	Tenants Responsible
Net Operating Income:	\$118,375.00 (2024)
Sale Price:	\$1,925,000



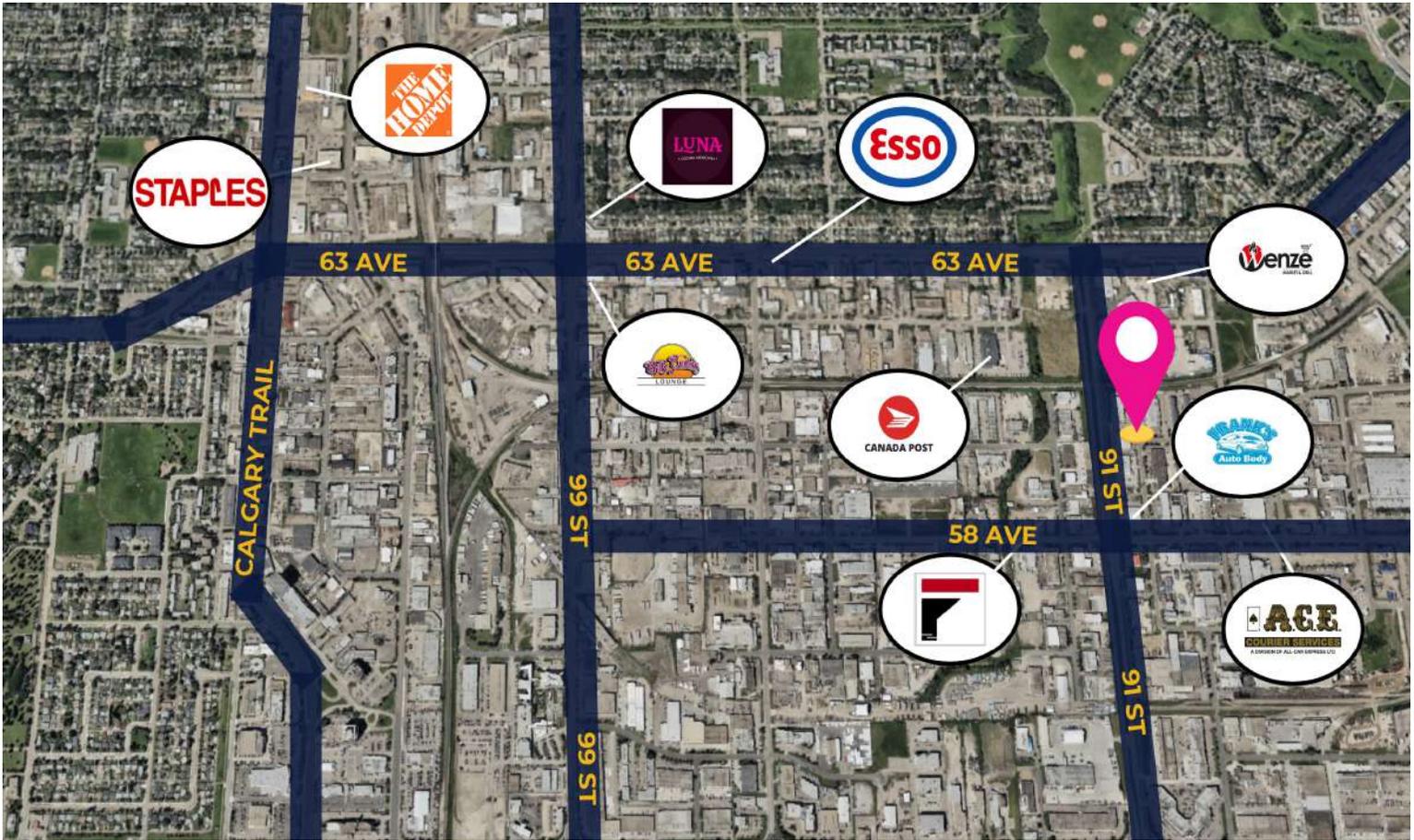
PROPERTY HIGHLIGHTS

- Fully tenanted industrial investment opportunity
- Three separate bays (3,000 SF [+/-] each)
- High exposure to 91st Street with easy access to major arterials and highways
- Ample parking
- Yard storage
- Traffic volume of 25,400 VPD
- Contact associate for rent roll information



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com



NEIGHBOURHOOD HIGHLIGHTS

- **Prime Location in Davies Industrial East:** Situated in a well-established industrial area, ideal for various business operations.
- **Excellent Connectivity:** Quick access to major routes, including Whitemud Drive, 91 Street, and Sherwood Park Freeway.
- **Close to Public Transit:** Conveniently located near bus routes, providing easy accessibility for employees and customers.
- **Proximity to Amenities:** Nearby services include restaurants, gas stations, and retail outlets for added convenience.
- **Strong Industrial Presence:** Surrounded by a mix of industrial businesses, creating opportunities for partnerships and growth.



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.