

Courtesy Of Michael E Eurchuk Of MaxWell Polaris

## \$4,800,000 - 6115 30 Street, Edmonton

MLS® #E4399343

**\$4,800,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Southeast Industrial (Edmonton), Edmonton,  
AB

Leased property. Lease must be assumed. Over 42,000 sq. ft. of improvements on 4.35 acres of fenced IM and, Phase II Environmental Assessment and Real Property Reports on hand, High Ceiling (over 30') building, there are two rolling 30 tonne cranes and seven 1,5 tonne jib cranes. Company is in its seventh decade of continuous operation as a custom truck body manufacturer, The manufacturing company has been sold to Federal Signal, a major conglomerate of companies trading on the the New York Stok Exchange. Current rent is \$306,545.64 which, with operating costs for upgrades done by the landlord, is increased to \$347,639.55/annum (net) plus operating costs. Tenant pays all costs including, but not limited to, taxes, utilities, maintenance, etc. Excellent investment Replacement costs of land and improvement exceed asking price considerably.

Built in 1982

### Essential Information

MLS® #	E4399343
Price	\$4,800,000
Bathrooms	0.00
Acres	0.00



Year Built	1982
Type	Industrial
Status	Active

### **Community Information**

Address	6115 30 Street
Area	Edmonton
Subdivision	Southeast Industrial (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1J8

### **Exterior**

Exterior	Mixed
Construction	Mixed

### **Additional Information**

Date Listed	July 26th, 2024
Days on Market	230
Zoning	Zone 42

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Listing information last updated on March 13th, 2025 at 11:47am MDT