

Judicial Sale

Multi-Tenant Industrial Building

12803 56 Street, Edmonton, AB

Small-bay investment opportunity in Northeast Edmonton

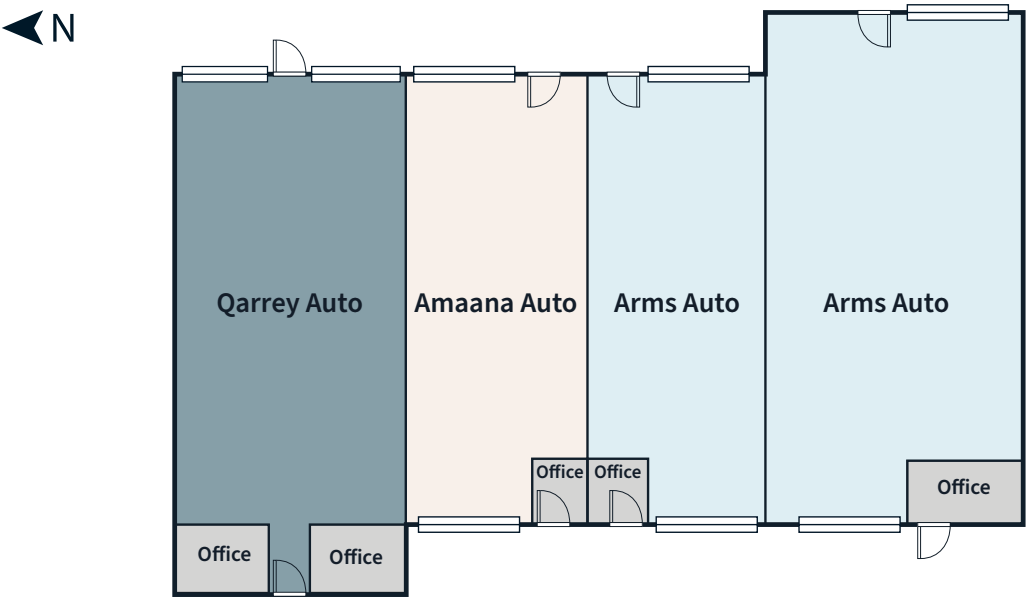


Investment Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained by the Court of King’s Bench of Alberta as the Court appointed listing agent for the sale of 12803 56 Street, Edmonton Alberta (referred to herein as the “Property”). The property is strategically positioned with 100% occupancy and long-standing tenants. This provides investors with a compelling value-add investment, particularly given the imminent lease expirations offering potential upside.

Property Summary

Address	12803 56 Street, Edmonton	Lighting	TBC
Legal Description	Lots 1-4, Block 19, Plan 4983AM	Occupancy	100%
Building Area	10,000 SF	Construction	Masonry
Site Size	0.34 acres	Loading	Grade (8)
Zoning	IM - Medium Industrial	Ceiling Height	21’
Year Built	1973	Tenants	3
Power	3-Phase 208 Volt – TBC	Taxes	\$40,621 (2026)



About the Property

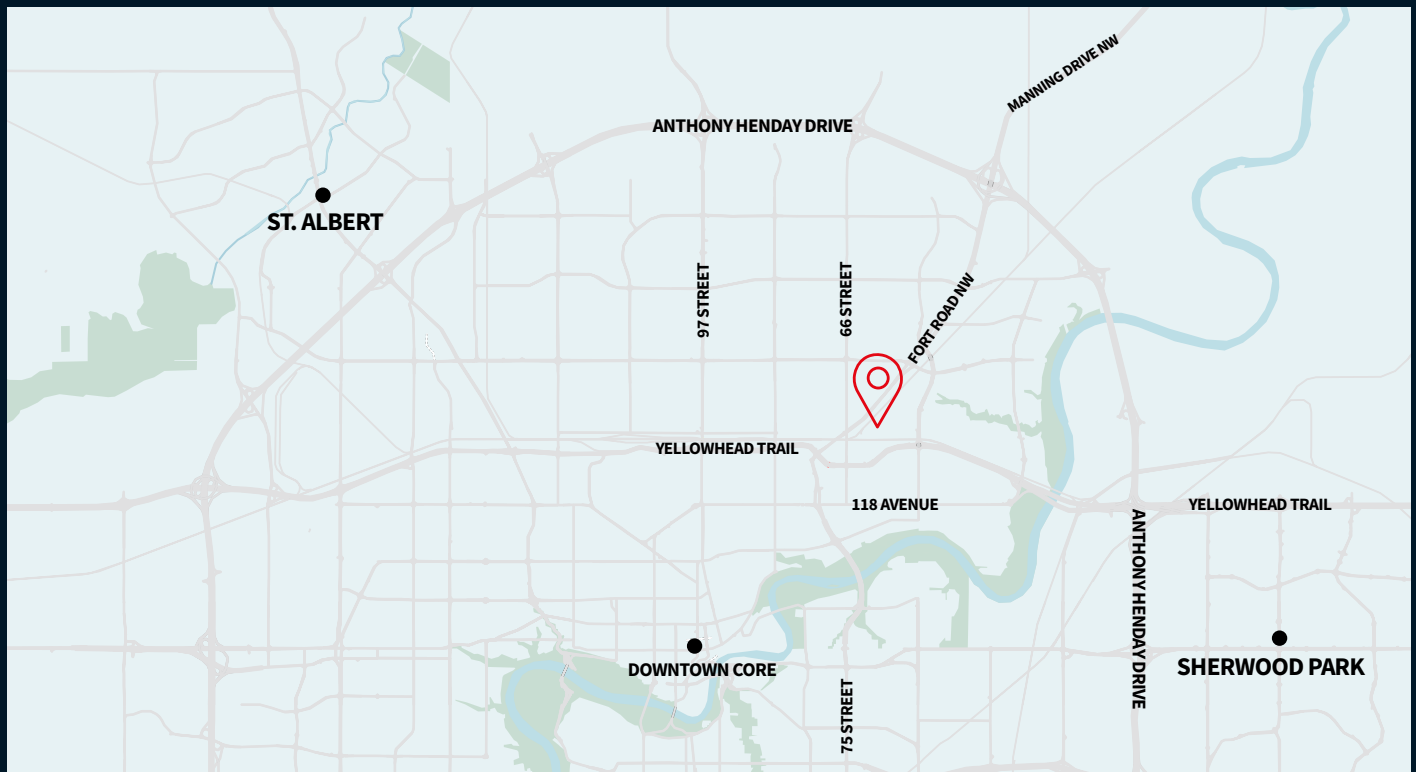
- 100% leased multi-tenant industrial property
- Long tenant tenure and near term lease expiries allow for near term upside
- Three bays are equipped with drive-thru bay doors
- Three long standing tenants providing ease of management



Sale Price
\$1,350,000



Cap Rate
7.62%



Offering Process

Offers will be responded to as they are received. All offers must be on a Court Approved form and subject to approval by the Court of King's Bench of Alberta.



Quick access to Yellowhead Trail (Highway 16), which is a major east west thoroughfare for Edmonton.

Only minutes to Fort Road, a main corridor that connects commuters to both Yellowhead Trail and Anthony Henday Drive, an 80-km long ring road servicing the Greater Edmonton Area.

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