

## **\$3,825,000 - 9555 56 Ave., Edmonton**

MLS® #E4458189

**\$3,825,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Coronet Industrial, Edmonton, AB

### **EXCELLENT INVESTMENT OPPORTUNITY.**

This free standing industrial warehouse/shop of 29,596 sq. ft. main floor, additional 3,517 sq. ft. of 2nd floor, 701 sq. ft. mezzanine.

Located in the Coronet Industrial area along 56 ave and east of 97 str. and is situated on 1.25 acres with a paved access, paved and partially graveled yard. The building /shop is concrete block construction and is equipped with heavy power, ranging from 150 to 400 amp, 240 to 600 volt, 3 -phase, 2-ton overhead crane, radiant heating in the shop warehouse area, force air furnace and A/C in the office areas, a wash bay, and multiple overhead grade doors of various sizes. The roof has been replaced in two parts, front portion in 2010, warranty remains and rear portion in 2025, with 20 year warranty. The building has been very well maintained. FULLY leased. The tenant occupies the entire building and has a lease agreement until Oct 2028 with an option to renew for another 5 years. The lease is based on the main floor area.

Built in 1971

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4458189    |
| Price  | \$3,825,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1971       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9555 56 Ave.       |
| Area        | Edmonton           |
| Subdivision | Coronet Industrial |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 0B2            |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | Block       |
| Roof         | See Remarks |
| Construction | Block       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 41              |

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Listing information last updated on October 15th, 2025 at 3:02pm MDT