

Courtesy Of David G Parker Of Northfield Commercial

## **\$4,290,000 - 10325 180 Street, Edmonton**

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MLS® #E4444554

**\$4,290,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Morin Industrial, Edmonton, AB

**\*\* INVESTORS ALERT \*\*** Fully leased to Finning International. Enjoy predictable income with this AAA tenant. NNN lease. Over 7 years remaining on the current lease term plus two 5-year renewal options. This 4.54 acre heavy duty yard is fully prepared with gravel and crushed concrete. Frontage onto 178 Street. Cap rate over 6%.



### **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4444554        |
| Price     | \$4,290,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10325 180 Street |
| Area        | Edmonton         |
| Subdivision | Morin Industrial |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 1C9          |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 24th, 2025 |
|-------------|-----------------|

Days on Market 54

Zoning Zone 40

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Listing information last updated on August 17th, 2025 at 5:47am MDT