

Courtesy Of David G Parker Of Northfield Commercial

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

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 86

Zoning Zone 40

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 8:17am MDT