

# **\$1,800,000 - 12803/ 12807/ 12809/ 12811-56 Street Edmonton, Edmonton**

MLS® #E4463851

**\$1,800,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Edmonton, AB

Great investment building with 4 Commercial Industrial bays totaling 10050 SF. Great location in Kennedale Industrial park, minutes from 50th street & Yellowhead trail. The bays offer light duty office space or retail in the front and large warehouse space in the back. 16 foot steel insulated overhead doors & mezzanine storage space. 12803 & 12807 are on its own titled lot & 12809 & 12811 on its own titled lot. Owner is willing to sell one or both lots. All bays are currently leased out.

Built in 1972

## **Essential Information**

|            |                 |
|------------|-----------------|
| MLS® #     | E4463851        |
| Price      | \$1,800,000     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1972            |
| Type       | Land Commercial |
| Status     | Active          |

## **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 12803/ 12807/ 12809/ 12811 |
| Area        | Edmonton                   |
| Subdivision | None                       |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5A 0C9  |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 01            |

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Listing information last updated on October 30th, 2025 at 9:32am MDT