



GRASSROOTS
REALTY GROUP

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10426 95 Avenue
Sexsmith, Alberta

MLS # A2328983



\$1,799,900

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,920 sq.ft.

Zoning: C-3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.86 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Turnkey multi-tenant commercial property in Sexsmith, Alberta offering an excellent opportunity for investors or owner-users seeking strong in-place income, functional space, and a versatile site. Situated on 1.86 acres with a great location and great yard, this property is well suited for a small or large business and has a long history of strong occupancy. The building offers approximately 13,920 square feet in total, including a 9,240 square foot main floor and a 4,680 square foot mezzanine, creating a substantial footprint for industrial, commercial, service, automotive, or contractor-oriented use. The property is improved with a multi-bay layout and a stable tenant mix that supports dependable revenue. Current rents total \$16,845 per month, equating to \$202,140 annually based on the individual bay amounts provided, with several tenants having occupied the property for many years and multiple lease terms extending into 2027. Known annual operating expenses provided by the seller include utilities of \$16,887, property taxes of \$12,181, and Telus camera security at \$936 annually, for total known expenses of \$29,004 and a resulting net operating income of \$172,136, offering an exception return! This doesn't even factor in development and rental of the Mezzanine. Water is free - Drilled Well, and the Bay 2 tenant currently handles snow removal. This is a true turnkey investment property with numerous cosmetic and delivery-system mechanical updates already completed, helping support its marketability and ongoing functionality. The combination of strong historical occupancy, diversified bay income, usable yard space, and flexibility for either continued investment use or partial owner occupancy makes this a compelling commercial opportunity in the Sexsmith market. Buyers seeking a well-maintained, income-producing asset with practical utility and future upside will recognize

the value this property has to offer.