

# \$2,200,000 - 12851 56 Street, Edmonton

MLS® #E4434705

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Kennedale Industrial, Edmonton, AB

Gold Mine of an investment property. Fully leased out to two tenants, both known and well funded Indigenous Groups. Triple Net Leases in place. Beautiful building that has 20 parking stalls onsite. Corner lot. Major city re-development along Fort Road puts this building in the heart of the new revitalization.

Built in 2001

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4434705    |
| Price      | \$2,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2001        |
| Type       | Office      |
| Status     | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12851 56 Street      |
| Area        | Edmonton             |
| Subdivision | Kennedale Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 0C9              |

## Exterior



|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 102           |
| Zoning         | Zone 06       |

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 August 16th, 2025 at 7:43am MDT