

## \$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	125
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 September 8th, 2025 at 12:47am MDT