

FOR SALE

DRIVE THROUGH SERVICE BUILDING

7601 42 Street, Leduc, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Doug Greschuk

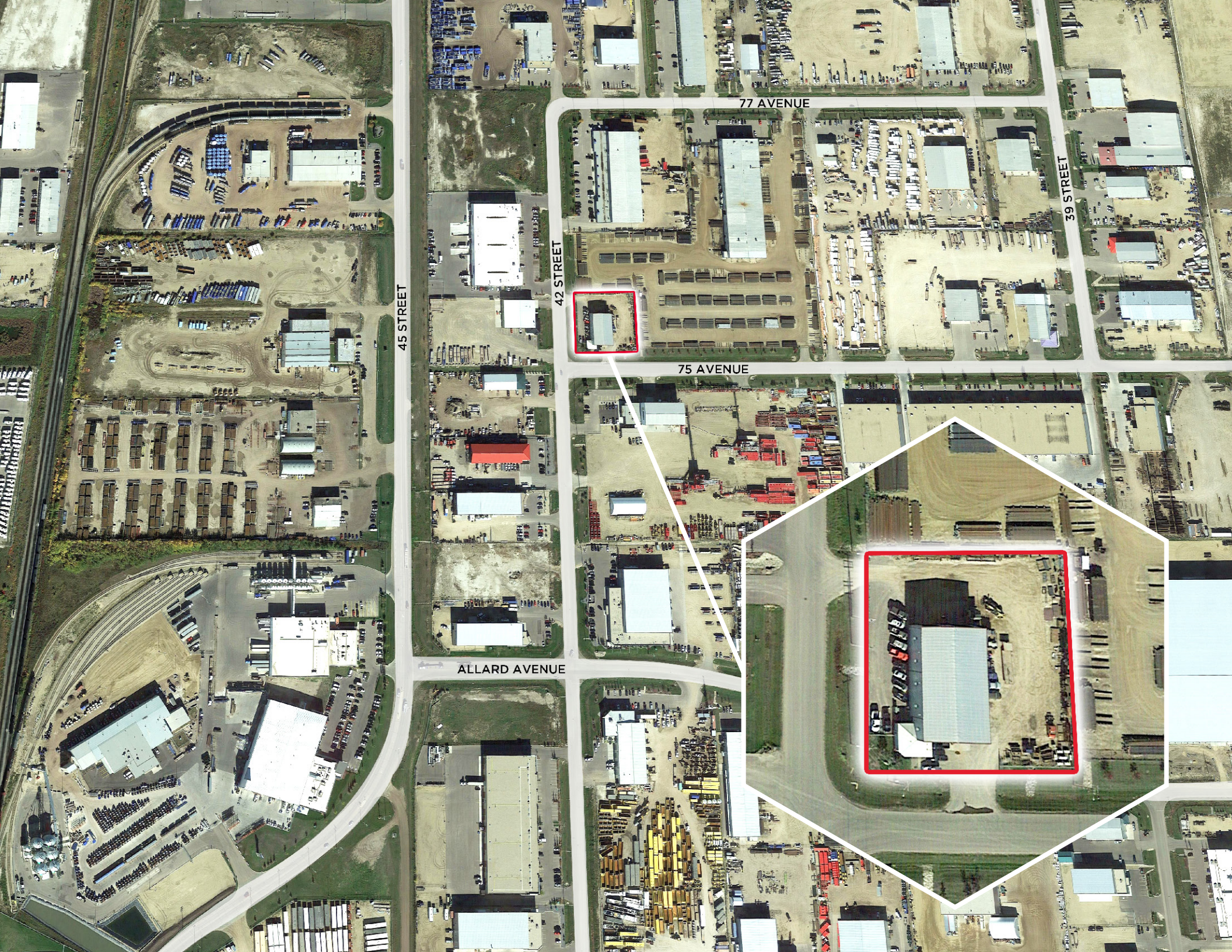
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45 STREET

42 STREET

77 AVENUE

39 STREET

75 AVENUE

ALLARD AVENUE

PROPERTY DETAILS

MUNICIPAL ADDRESS

7601 42 Street, Leduc, AB

LEGAL DESCRIPTION

P. 0624095 B. 9 L. 18

ZONING

General Industrial

NEIGHBOURHOOD

Leduc, AB

BUILDING TYPE

Pre-Engineered

AVAILABLE SIZE

Office: 680 SF

Warehouse: 6600 SF

Mezzanine: 224 SF

Total: 7,504 SF

SITE SIZE

1.0 Acre

SITE COVERAGE RATIO

7%

YEAR BUILT

2008

LOADING

Grade Loading

(2) 16'W x 20'H

(1) 16'W x 22'H

10 TON

POWER

400A / 600V / 3 Ph.

CRANES

2 @ 10T

CEILING HEIGHT

+/- 22' Clear

PARKING

Ample

LIGHTING

T5

HEATING

Forced Air

SALE PRICE

\$1,950,000

TAXES

\$18,808.77 (2022)



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