

FOR SALE

FREESTANDING BUILDING INVESTMENT OPPORTUNITY

6231 41 Street, Leduc, AB



CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- 12,750 SF freestanding building situated on 1.78 acres with 16% site coverage ratio.
- High-end office build out with sierra stone flooring throughout, 8 offices, boardroom, kitchen area, shop washroom, & 1 file storage.
- 10-ton crane ready.
- Fully gravelled yard.
- Direct exposure to 65th Avenue in Leduc Business Park with excellent access to Highway 2, Airport Road and Highway 625.



PROPERTY DETAILS

MUNICIPAL ADDRESS
6231 41 Street, Leduc, AB

MARKET
Leduc Industrial

ZONING
IL - Light Industrial

SITE SIZE
1.78 Acres

BUILDING SIZE
9,100 SF - Warehouse
3,650 SF - Office

12,750 SF - Total

TAXES
\$41,747.14

CEILING HEIGHT
26' Clear

LOADING DOORS
Two (2) 20'x20' Drive Through &
Two (2) 18'x18' Grade Loading Doors

POWER SERVICE
600 Amp, 600 Volt, 3 Phase (TBC)

HEATING
Radiant Tube

SUMP
Dual Compartment Sump

LIGHTING
T5

CAP RATE
5.5%

PERCENTAGE OCCUPIED
100%

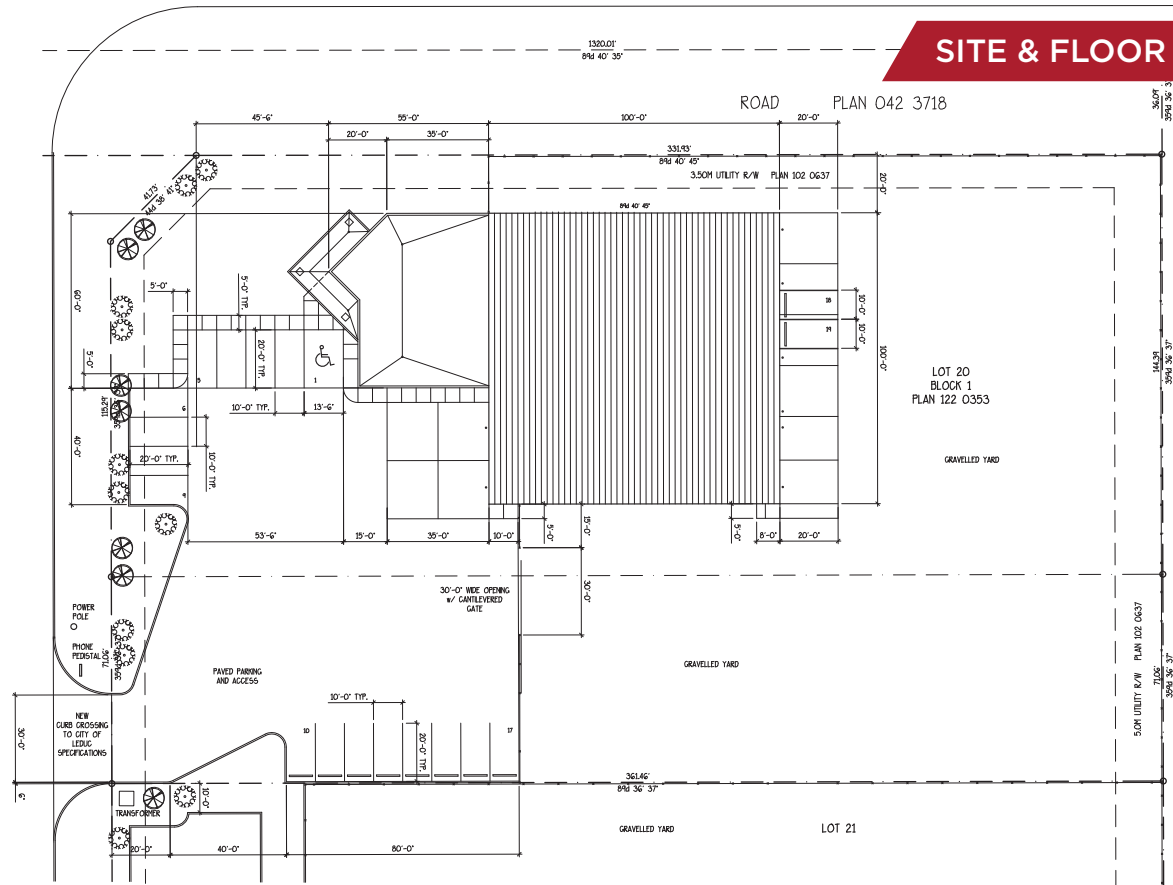
REMAINING LEASE TERM
Expires October 2025

TENANT
Riverstone Waterjets Ltd.

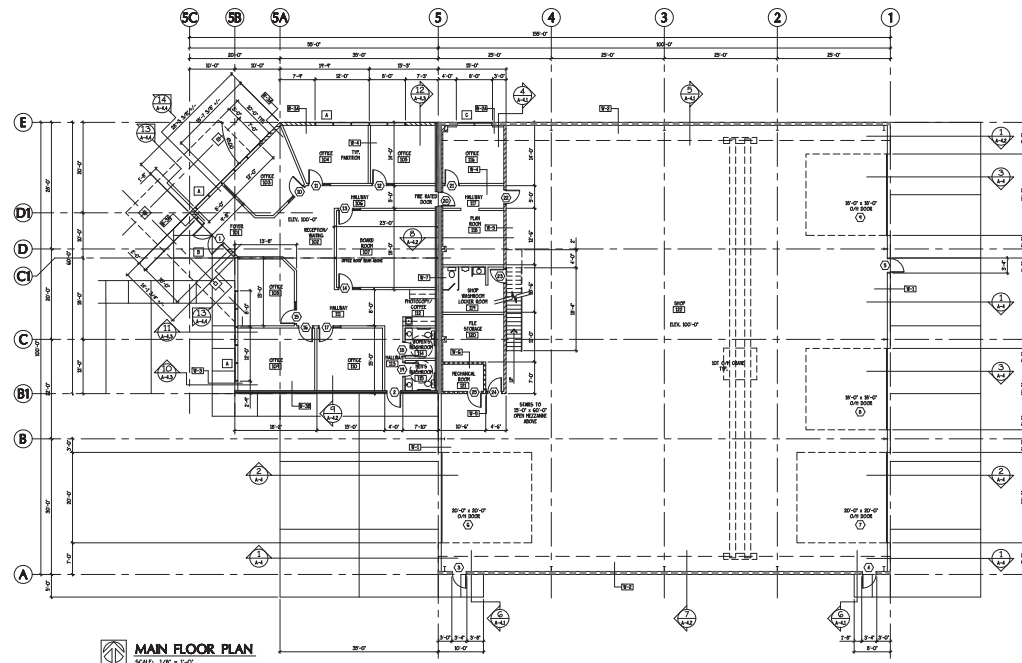
SALE PRICE
\$3,600,000.00

SITE & FLOOR PLAN

41st STREET

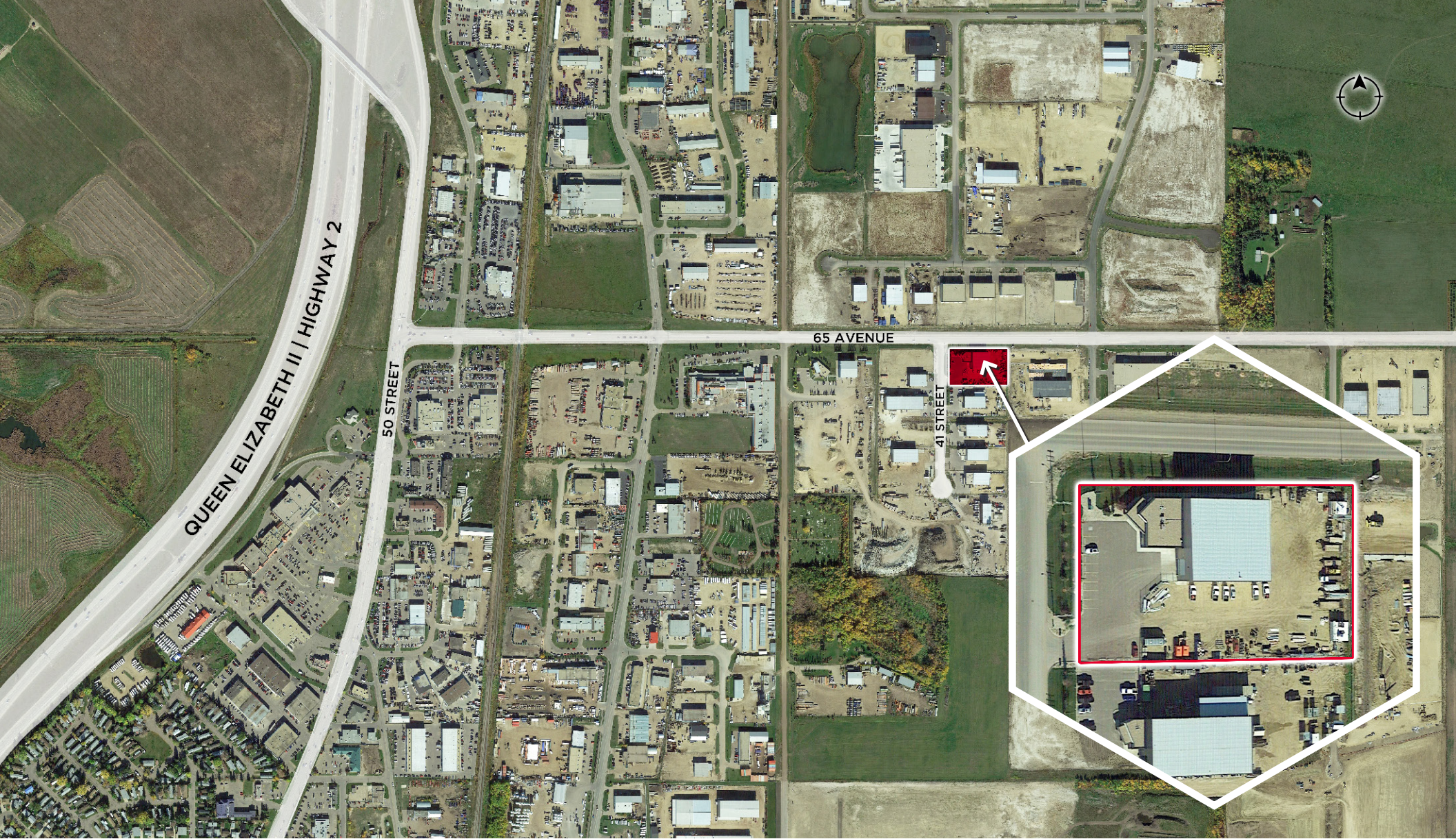


SITE PLAN



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

MAIN FLOOR



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