

FOR SALE

END UNIT INDUSTRIAL CONDO

101, 6905 39 Street, Leduc AB



5-TON CRANE

FENCED COMPOUND



Unit 101
6905-39st

ATTENTION
See Under
Signage
W/B. B.

CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- High end office space over two floors
- Clean, well-maintained shop with epoxy flooring
- Professionally managed building
- 3,160 SF, exclusive use, fenced and graveled storage compound at the rear
- Desirable end-cap unit
- Doing business in Leduc comes with many advantages such as competitive tax system, convenient location and amenities; easy market access to global talent and public transit connections
- Excellent access to Highway 2, Anthony Henday Drive, and the Edmonton International Airport



PROPERTY DETAILS

MUNICIPAL ADDRESS

101, 6905 39 Street, Leduc, AB

LEGAL DESCRIPTION

Condo Plan: 1424096; Unit 1

YEAR BUILT

2014

MARKET

Leduc Business Park

BUILDING SIZE

2,670 SF (Shop)

930 SF (Main Office)

930 SF (Mezzanine)

4,530 SF (Total)

POWER

3 Phase, 4 Wire, 250 Amp (TBC)

LOADING DOORS

One (1) 16' x 16' Grade Door

LIGHTING

T5 Fluorescent

HEATING

Radiant tube in shop, air conditioned office

SUMPS

Yes

CLEAR HEIGHT

27' Under Eave

ZONING

(IM) Medium Industrial

SALE PRICE

\$1,100,000.00

TAXES

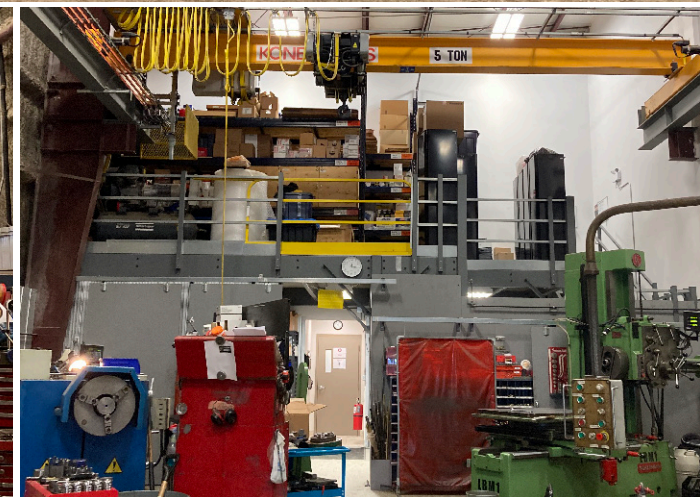
\$11,582.70 (2023)

AVAILABLE

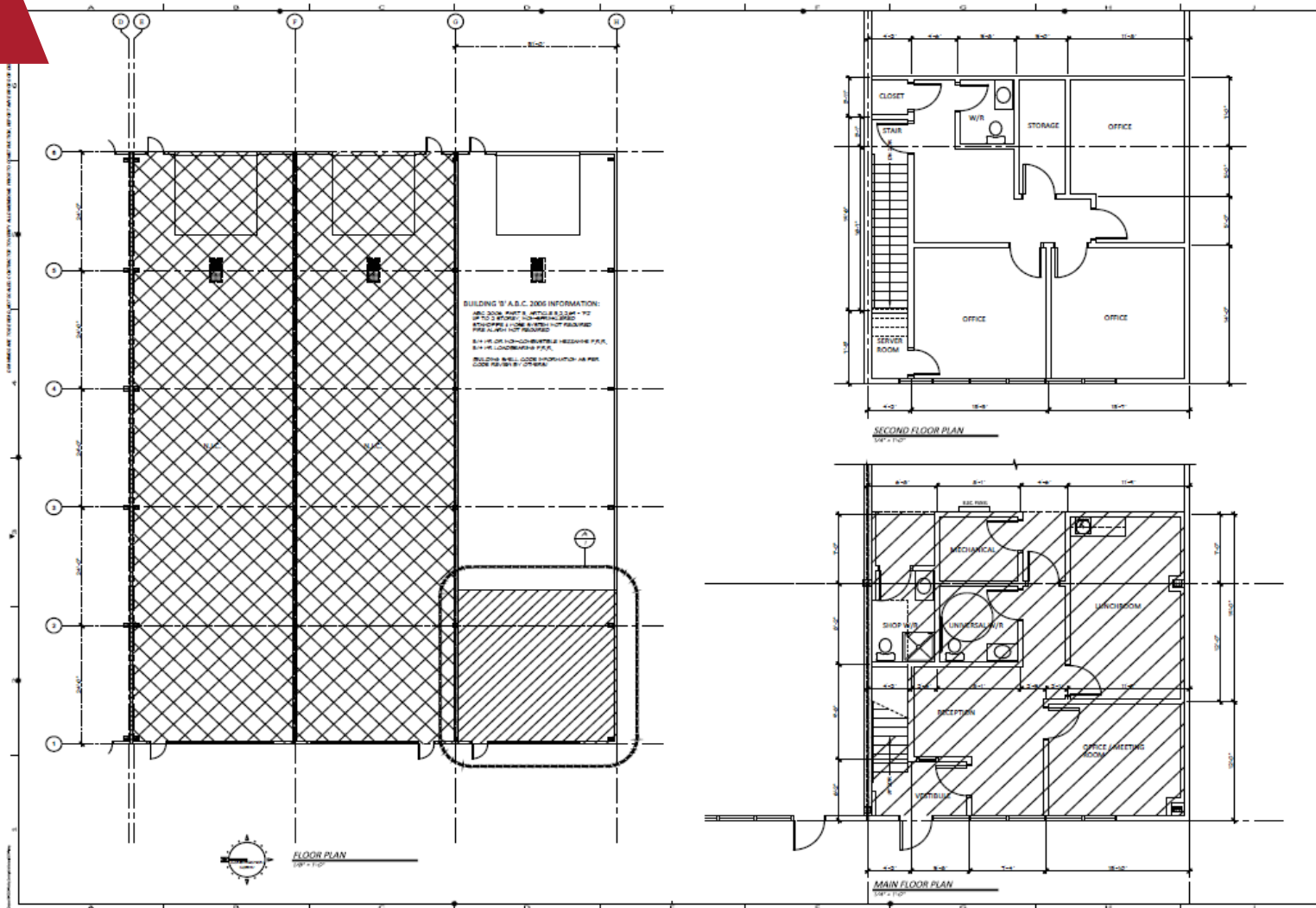
Immediately

CONDO FEES

\$860.00/Month (2023 Estimate)



FLOOR PLAN



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