

FOR SALE/LEASE END UNIT INDUSTRIAL CONDO

101, 6905 39 Street, Leduc AB



**CUSHMAN &
WAKEFIELD**
Edmonton

5-TON CRANE

FENCED COMPOUND



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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

39 STREET

39 STREET

65 AVENUE

- An aerial photograph of an industrial park. The left side of the image is overlaid with a semi-transparent red rectangle. On the right side, there is a white-bordered inset showing a closer view of a specific industrial building complex. A white arrow points from this inset to a red-outlined building in the main aerial view. The main view shows several large industrial lots, some with buildings and others with bare earth. A road labeled '39 STREET' runs vertically, and a road labeled '65 AVENUE' runs horizontally at the bottom. A north arrow is located in the top right corner of the main image.
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- 65 AVENUE



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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

LEASE RATE

Market

OPERATING COST

TBC

SALE PRICE

\$1,100,000.00

TAXES

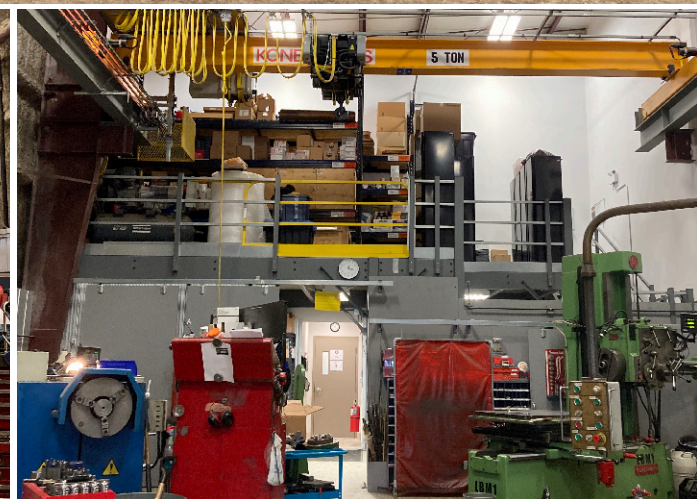
\$11,582.70 (2023)

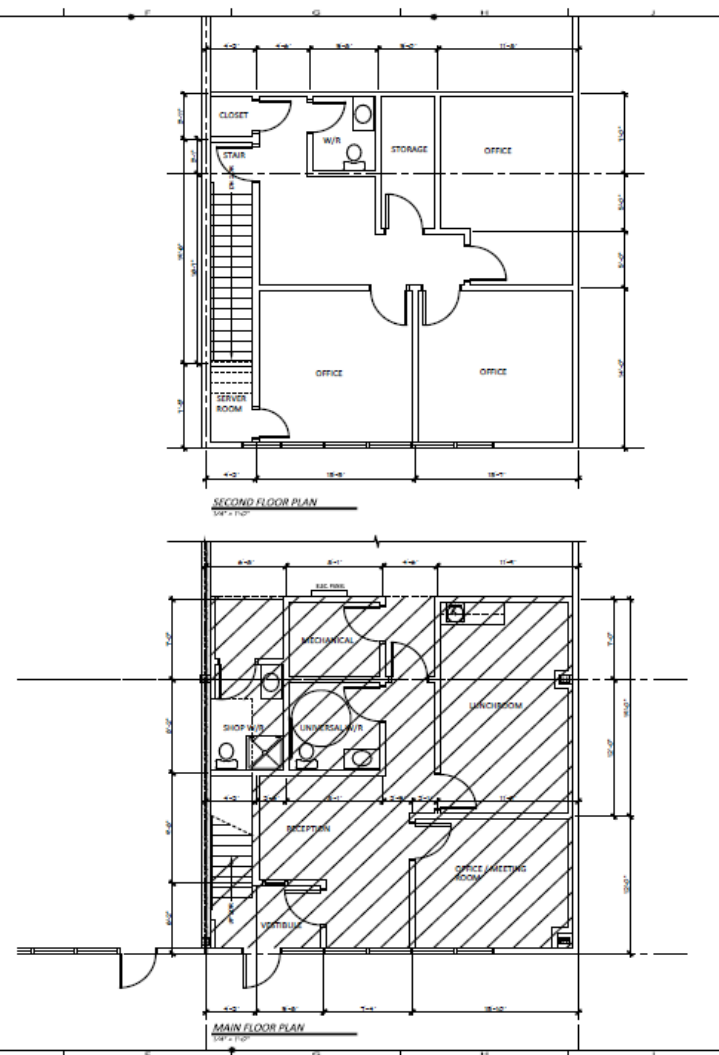
AVAILABLE

Immediately

CONDO FEES

\$860.00/Month (2023 Estimate)



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