

FOR SALE

7502 36 STREET, LEDUC, AB

100% FULLY LEASED - INTERNATIONAL TENANT



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

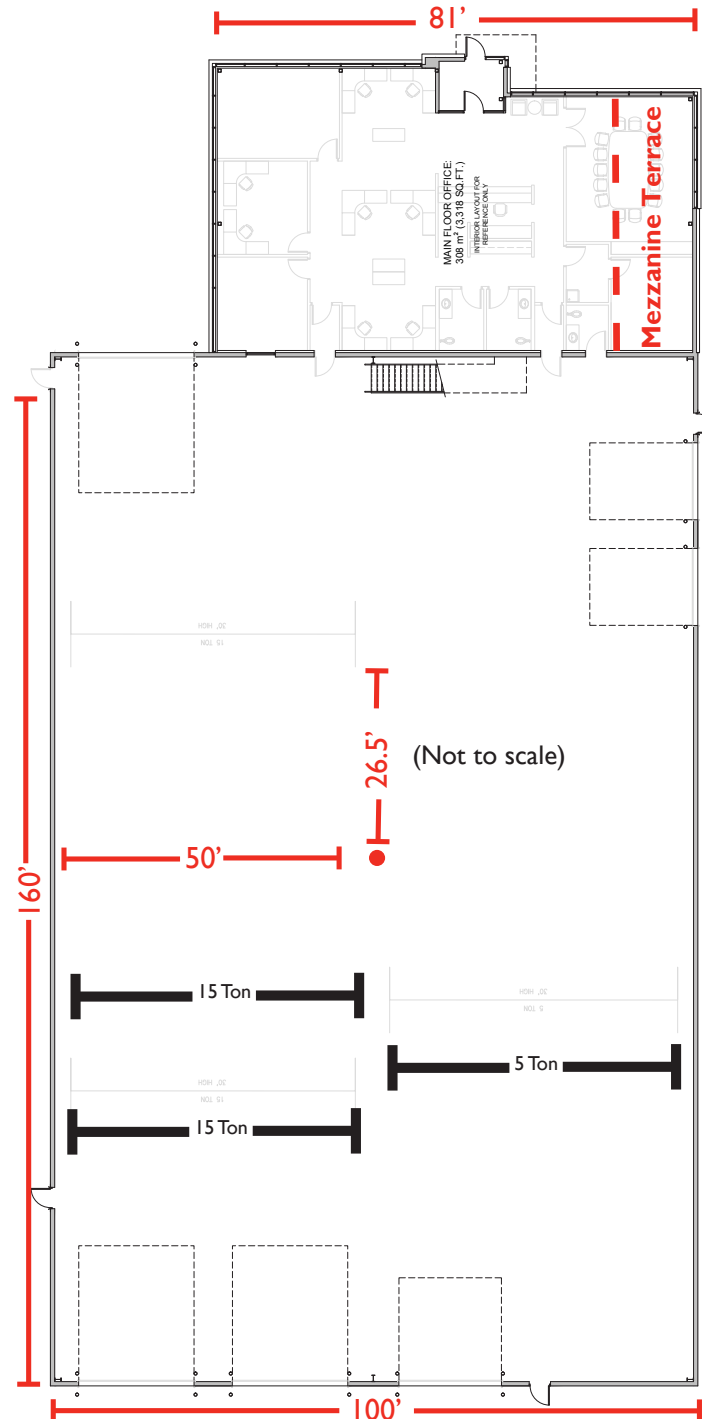
Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. May 8, 2024

THE OPPORTUNITY

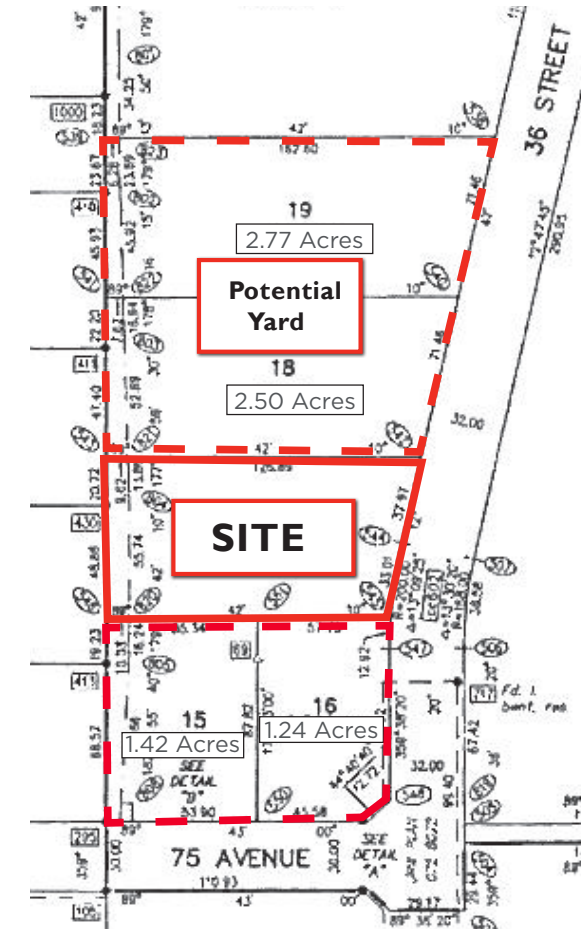
- +/-19,626 SF main floor
- +/-1,671 SF mezzanine office
- +/-760 SF office trailer
- +/-3,200 SF cold storage building

- +/-25,257 SF Total
- Single Tenant facility on +/- 2.22 Acres
- 100% leased (AZZ.com)
- 10 minutes from Edmonton International Airport
- 7 minutes from Alberta's major north-south transportation corridor (Highway 2/QEII)
- 12 minutes from East-West transportation artery (Highway 19/Hwy 625)
- Confidentiality Agreement required

MAIN FLOOR PLAN



SITE PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS
7502-36 Street, Leduc

LEGAL DESCRIPTION
Plan 1323038, Block 7, Lot 17

MARKET
Leduc Business Park

SITE COVERAGE RATIO
Approximately 22%

CONSTRUCTION
Pre-engineered warehouse and conventional steel office structure

BUILDING SIZE
+/-19,626 SF (Main Floor)
+/-1,671 SF (Mezzanine Office)
+/-760 SF (Office Trailer)
+/-3,200 SF (Cold Storage Building)
+/-25,257 SF (Total)

POWER
600 amp/347/660 volt/ 3 Phase (TBC)

LOADING DOORS
(6) overhead doors including drive-thru
(3) 18'x20'
(2) 12'x14'
(1) 16'x16'

LIGHTING
T5 & T8

HEATING
TBC

SUMPS
TBC

CRANE
Three (3) overhead cranes: (2) 15 Ton, (1) 5 Ton

CLEAR HEIGHT
30'

OPERATING COST
TBC

YARD
Minimum 1.0 acre; 350 mm crushed gravel with geotextile grid



CUSHMAN & WAKEFIELD
Edmonton
2.77 ACRES
SOLD

CUSHMAN & WAKEFIELD
Edmonton
2.5 ACRES
FOR SALE



CUSHMAN & WAKEFIELD
Edmonton
1.4 ACRES
FOR SALE

CUSHMAN & WAKEFIELD
Edmonton
1.24 ACRES
PENDING

36 STREET

75 AVENUE



SALE PRICE
\$5,750,000

CAP RATE
7%

TAXES
\$62,059.00 (TBC)

AVAILABILITY
100% Leased
Investment Opportunity



Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. May 8, 2024