



FOR SALE

STAR COMPONENTS BUILDING

4507 61 AVENUE, LEDUC, AB

SALE PRICE REDUCED: \$4,450,000

THE OPPORTUNITY



23,643 SF ON 5 ACRE CORNER LOT

The subject property is a wood frame single-tenant industrial building constructed in 1981 which borders 45th Street and 61st Avenue. Parking, truck marshalling, and site storage are located on all sides of the building.

- High exposure corner lot
- Two access points along 61st Avenue and 45th Street
- Low site coverage
- Ample fenced yard storage

PROPERTY DETAILS

Municipal Address

4507 61 Avenue,
Leduc, AB

Legal Description

Plan 7521741, Block 25, Lot 5

Zoning

IL - Light Industrial

Year Built

1981

Market

City of Leduc - South of Airport Road

Site Size

5.0 Acres

Site Coverage Ratio

10.8%

Building Size

5,994 SF (Main Floor)

17,649 SF (Warehouse)

23,643 SF (Total)

Loading

(5) 20'x16' Grade (2) 24'x16' Grade

Clear Height

18'

Sale Price Reduced

\$4,450,000

Taxes

\$50,947.75

LOCATION OVERVIEW



QUEEN ELIZABETH HIGHWAY II

50 STREET

65 AVENUE (OVERPASS)

45 STREET



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