

FOR SALE

APOLLO CLADDING

7609 - 39 Street, Leduc AB



HIGHLIGHTS

- 40,350 sq ft (+/-) industrial shop with office on 2.02 acres (+/-)
- Crane coverage throughout
- Massive power
- 6" structural floor with reinforcements
- Dual compartment sumps
- Multiple change rooms/locker rooms
- Paved yard

CONTACT

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BERT GAUDET

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PROPERTY DETAILS

MUNICIPAL ADDRESS	7609 39 Street, Leduc, AB
LEGAL DESCRIPTION	Plan: 0524392; Block: 7; Lot: 12
TYPE OF PROPERTY	Warehouse/Manufacturing
ZONING	M2 Medium Industrial
NEIGHBOURHOOD	Leduc Business Park
WAREHOUSE SPACE	37,350 sq ft (+/-)
OFFICE SPACE	3,000 sq ft (+/-)
TOTAL BUILDING SIZE	40,350 sq ft (+/-)
SITE SIZE	2.02 acres (+/-)
POWER	400 KW at 480 V (TBC)
LOADING	(1) 14' x 14' overhead door (1) 14' x 20' overhead door

CEILING HEIGHT	30' at higher eave, sloping to 20' at lower eave
COLUMN GRID	25' x 62' and 70' x 32'
CRANES	(3) 5-ton cranes (1) 10-ton crane
LIGHTING	LED
PARKING	Ample
FIRE SUPPRESSION	Sprinklered throughout
SECURITY	Existing
HVAC	Radiant overhead heating in shop, Forced air in office with AC
INTERNET	Fibre Optics



CRANE SERVICED BAYS



MASSIVE POWER SERVICE

FINANCIALS

Asking Price:	\$6,450,000.00
Property Taxes:	\$98,586.00 (2022)
Possession:	February 1, 2024



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PHOTOS



MARSHALLING AREA



TWO STOREY SHOP OFFICE



CRANES THROUGHOUT



2 STAGE SUMP



OVERVIEW LOOKING SOUTH



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PHOTOS

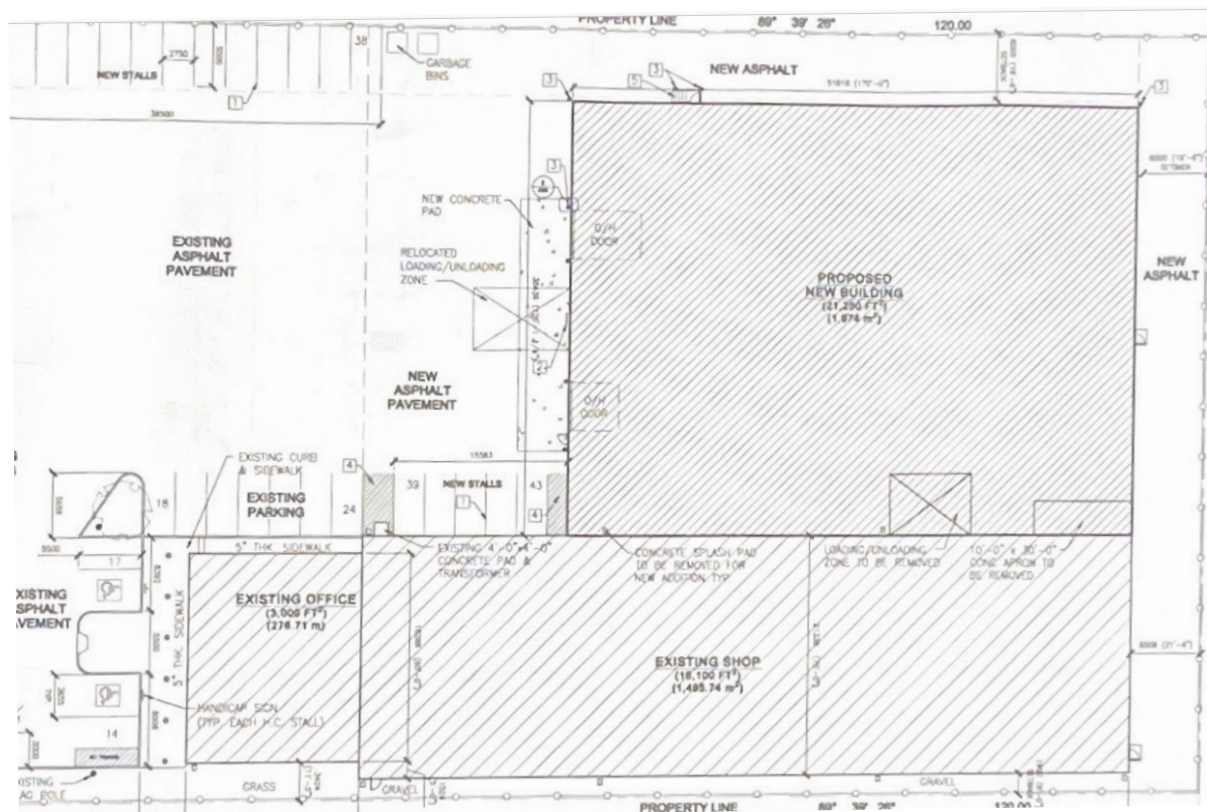


LUNCH ROOM



LOCKER ROOM

BUILDING PLANS

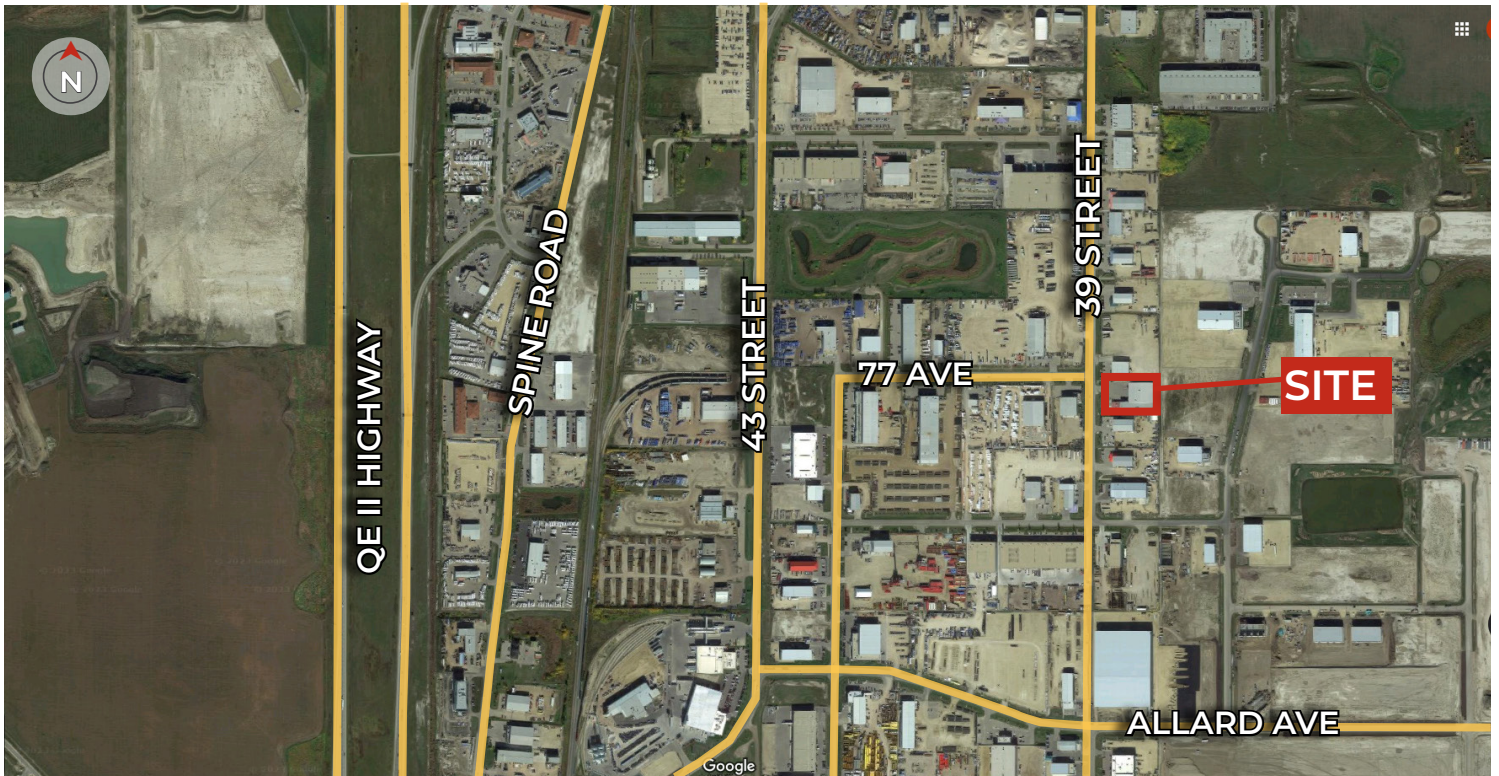


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NEIGHBOURHOOD



REGIONAL MAP

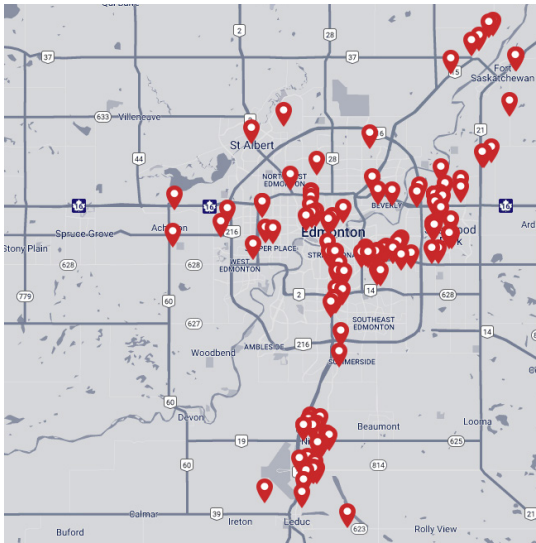


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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