

FOR SALE

INDUSTRIAL OFFICE/WAREHOUSE

3914 - 77 Avenue, Leduc, AB



HIGHLIGHTS

- 14,598 sq ft (+/-) turnkey office/warehouse
- 10-ton crane capable
- Located in Leduc Business Park
- Excellent access to QEII highway
- 1.96 acre (+/-) lot
- Drive-through bays

CONTACT

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#25, 1002 7 Street, Nisku, AB T9E 7P2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	3914 - 77 Avenue, Leduc, AB
LEGAL DESCRIPTION	Plan: 052 4392; Block: 8; Lot: 25
TYPE OF PROPERTY	Office/Warehouse
INDUSTRIAL PARK	Leduc Business Park
ZONING	M2 Medium Industrial
TOTAL BUILDING SIZE	14,598 sq ft (+/-)
MAIN FLOOR OFFICE	1,583 sq ft (+/-)
SECOND FLOOR OFFICE	1,599 sq ft (+/-)
WAREHOUSE AREA	11,416 sq ft (+/-)
SITE SIZE	1.96 acres (+/-)
CONSTRUCTION TYPE	Pre-engineered metal
POWER	600 Amp/600 Volt (TBC)
LOADING	(2) drive-thru bays (4) 18' x 18' overhead doors (3) 16' x 16' overhead doors
SITE COVERAGE	15%
CEILING HEIGHT	35'5" sloping to 30'
CRANES	10-ton crane capable
LIGHTING	T5 fixtures
PARKING	Ample
FIRE SUPPRESSION	Sprinklered

FINANCIALS

Asking Price:	\$3,750,000.00
Property Taxes:	\$40,794.68 (2023)
Possession:	Immediate

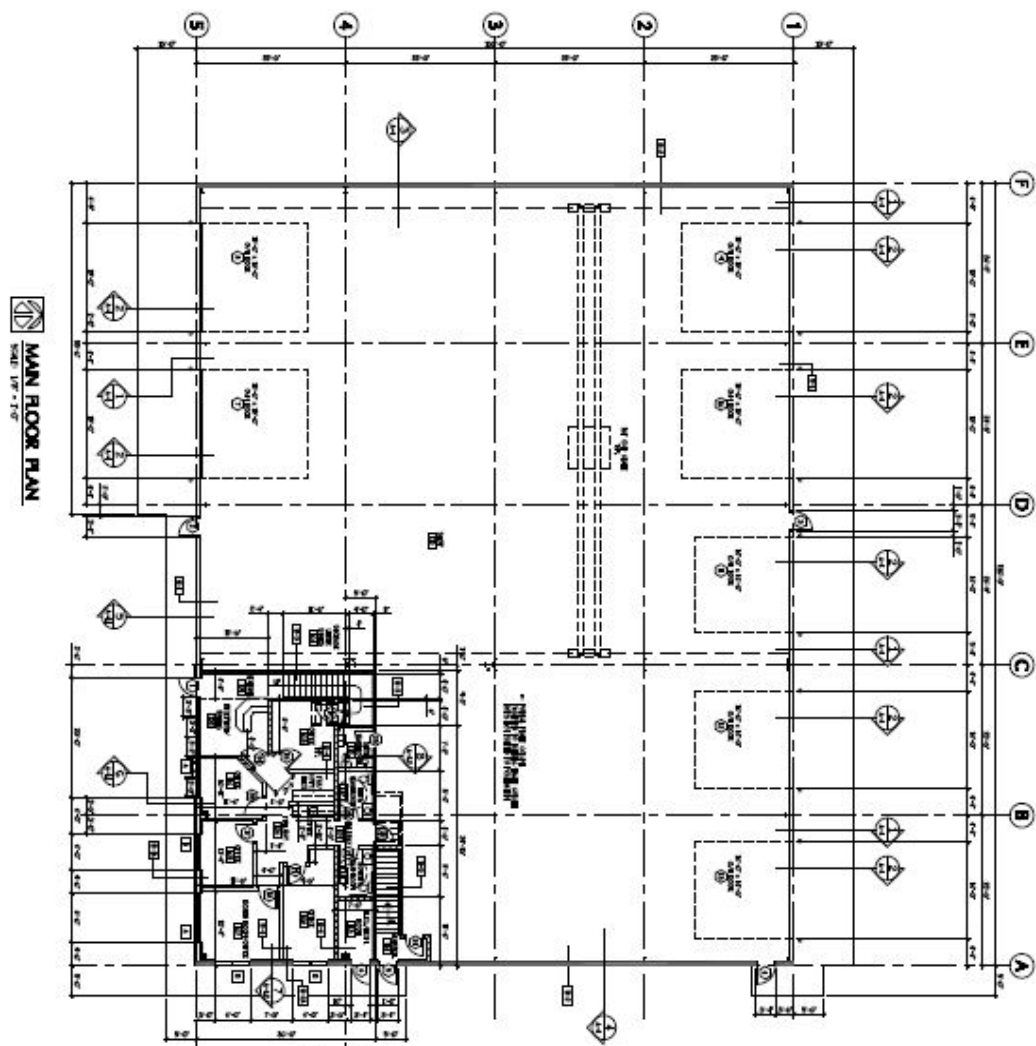


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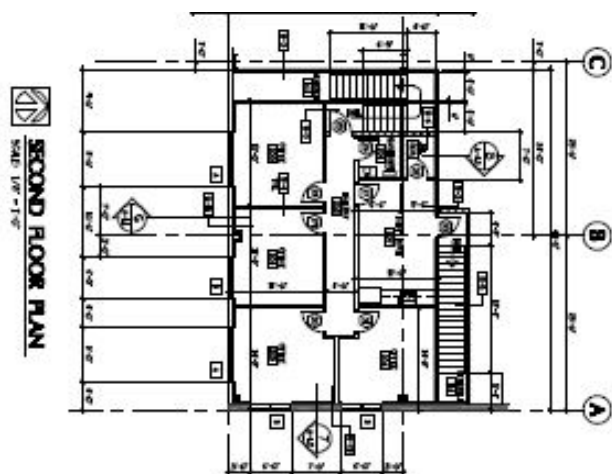
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MAIN FLOOR PLAN



SECOND FLOOR PLAN



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PHOTOS



PROPERTY LOCATION

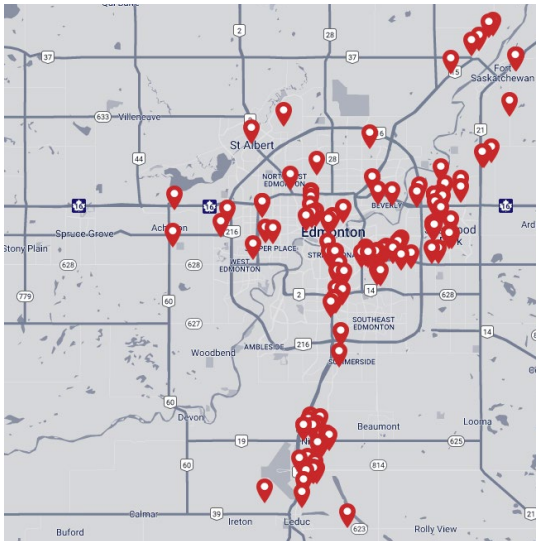


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ABOUT ROYAL PARK REALTY



- 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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