

FOR SALE

INDUSTRIAL SHOP WITH OFFICE

4401 61 Ave, Leduc, AB



PRICE REDUCED!

HIGHLIGHTS

- 9,855 sq ft ± includes 1,095 sq ft ± of office on 2nd floor
- Corner lot
- 6 grade overhead doors
- Fenced graveled yard
- 400 amp service
- Could be demised into multi-tenant building

MARCUS SCHWABE

Senior Associate

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**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Property Details & Financials

MUNICIPAL ADDRESS	4401 61 Ave, Leduc AB
LEGAL DESCRIPTION	Plan 7822613; Block 24; Lot 9
ZONING	IL (Light Industrial)
SHOP	8,760 sq ft ±
2ND FLOOR OFFICE	1,095 sq ft ±
TOTAL BUILDING SIZE	9,855 sq ft ±
BUILT	1980 - renovated in 1997
SITE SIZE	1.21 acres ±
YARD DETAILS	Fenced and graveled
HEATING	Radiant & forced air in shop Air conditioning in office
POWER	400 Amp 3 Phase
LOADING	(2) 12' x 16' grade doors (2) 14' x 16' grade doors (1) 16' x 16' grade door (1) 20' x 16' grade door
DRAINAGE	Sumps
CLEARANCE	22' under roof; 20' clearance
COLUMN GRID	24' x 30'
PARKING	19 paved parking stalls
SALE PRICE	\$1,990,000.00 \$1,890,000.00
PROPERTY TAXES	\$19,598.46/yr (2025)



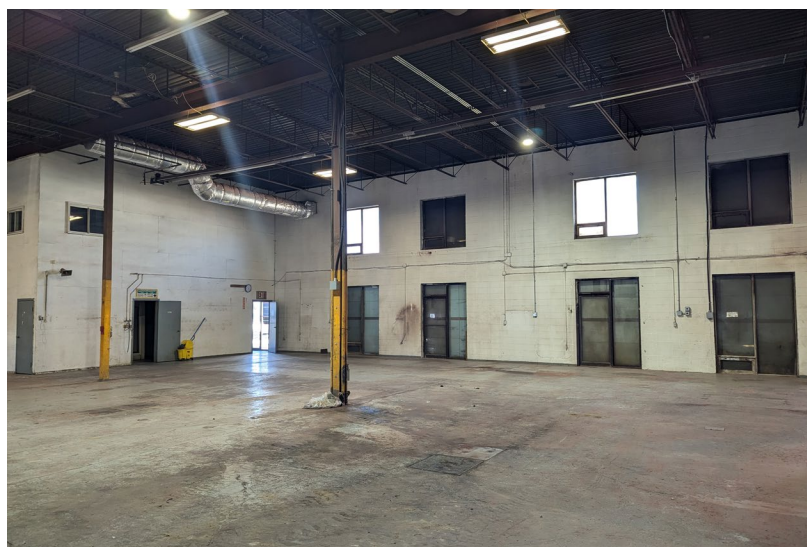
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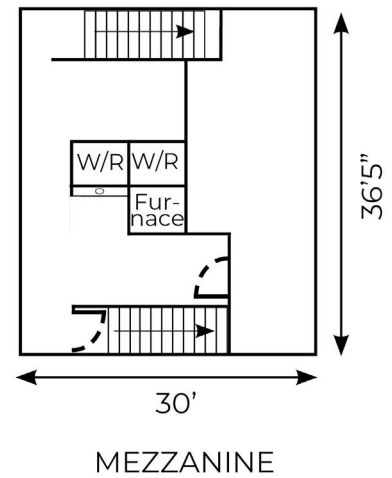
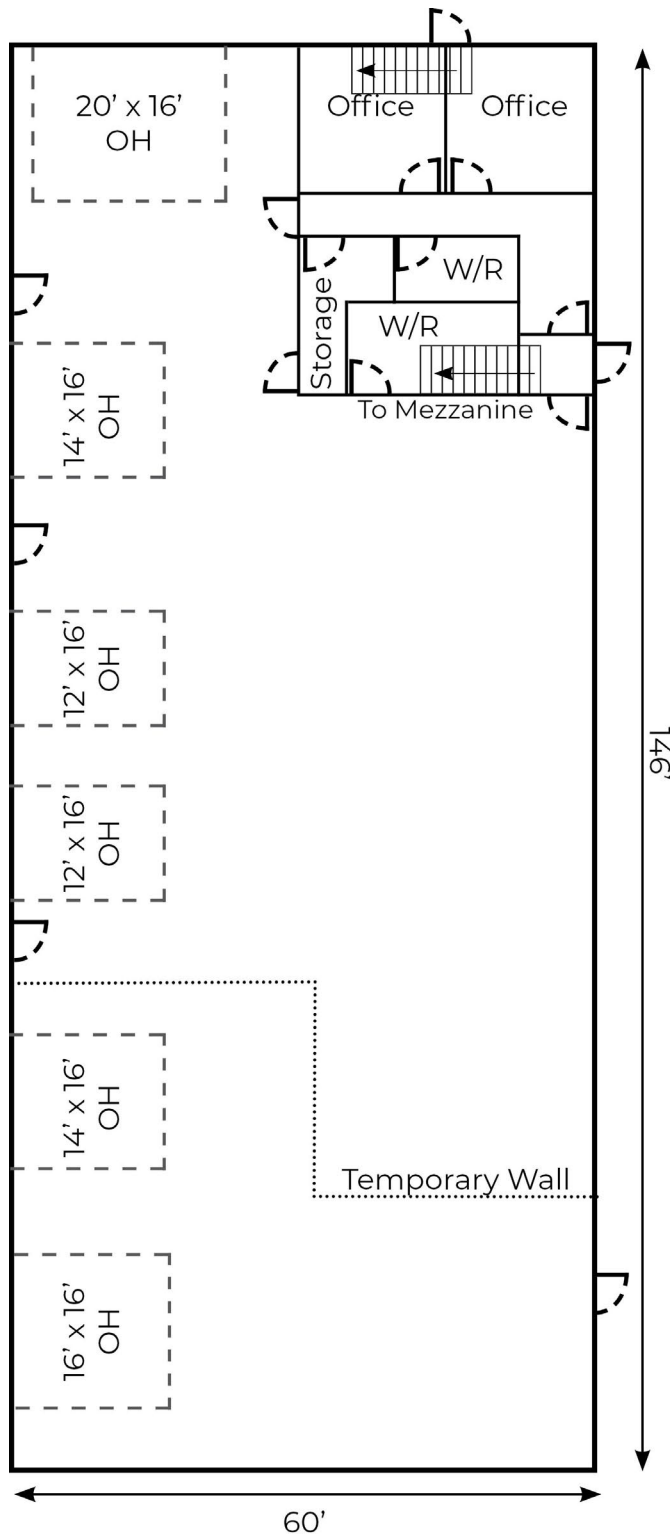
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Floor Plans (For illustration purposes only, actual may vary)



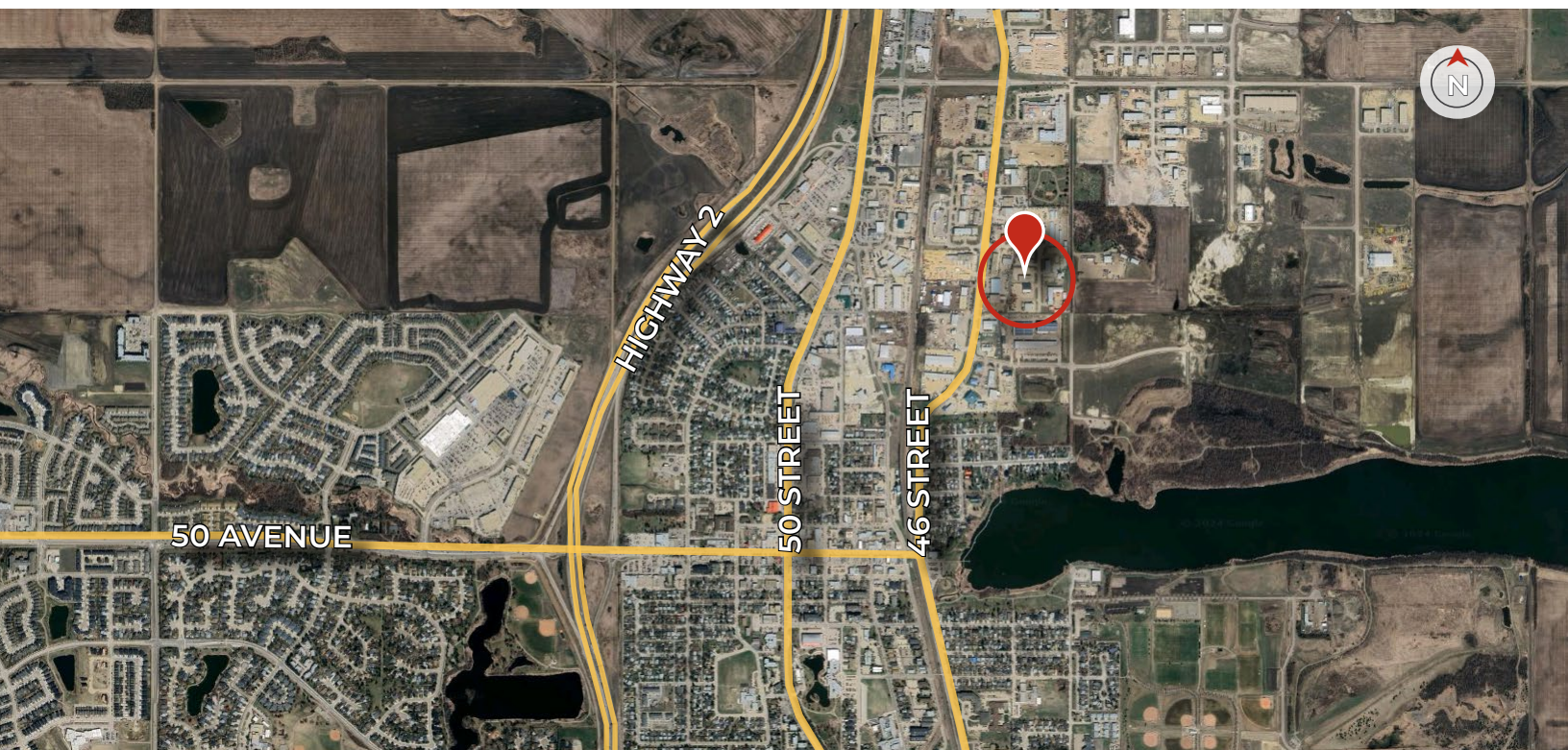
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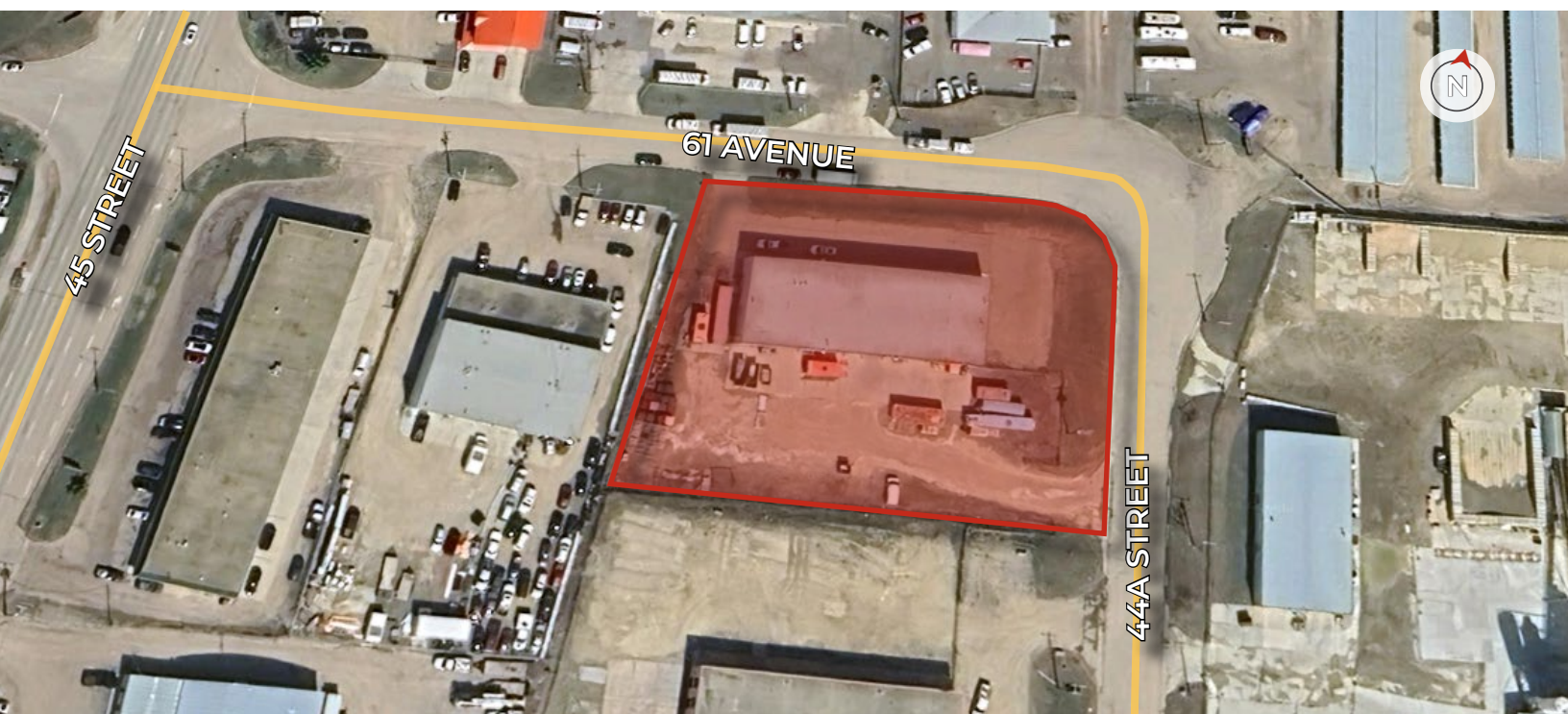
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Regional Map



Local Map



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- 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

Marcus Schwabe, Senior Associate, BSc. BEd



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.

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