

# FOR SALE/LEASE

## SAWRIDGE INDUSTRIAL CONDOS NOW SELLING AND LEASING

5605-43 Street, Leduc, AB



**1 UNIT REMAINING!**

**FENCED COMPOUNDS**

### Brand New Industrial Condos in Leduc

New industrial condo opportunity in Sawridge Business Park. Features grade loading, drive-thru capability, fenced compounds, and sumps. Only one unit remains, offering 4,036 ± sq ft. Act now, this final unit won't last long.

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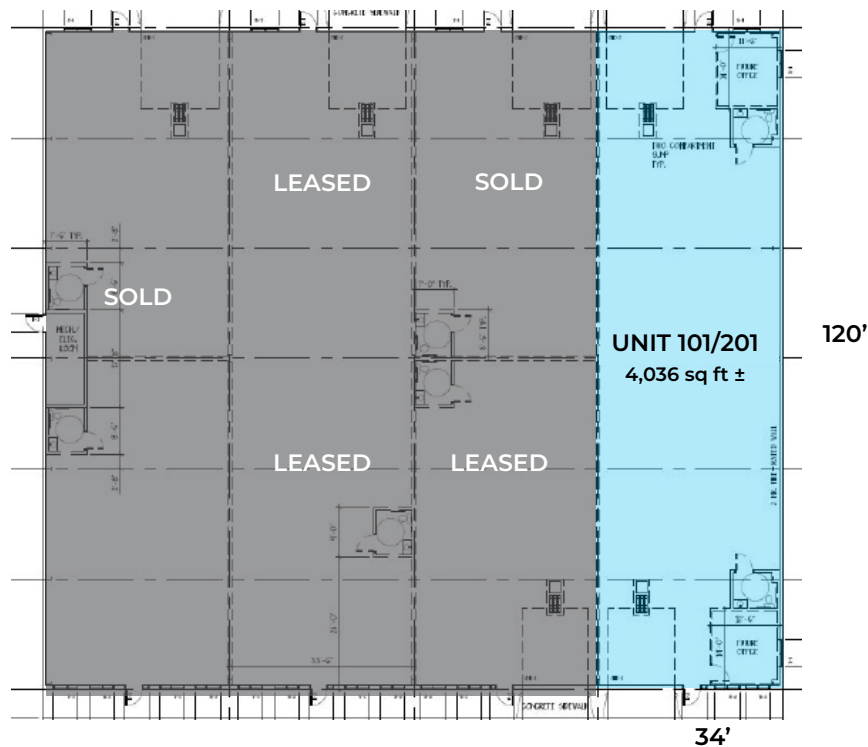


**ROYAL PARK  
REALTY™**

**T** 780.448.0800 **F** 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## PROPERTY OVERVIEW | Sawridge Industrial Condos in Leduc, AB



### PROPERTY FEATURES

- Brand-new industrial condos
- Drive-thru options
- Remaining unit 4,036 sq ft ± available
- 120' length x 34' width
- 25' x 45' fenced storage compounds
- Fully secured rear yard with two gated access points
- Dual compartment sumps and trench drains
- Prime connectivity with easy access
- Ideal for flexible ownership options

### Property Details & Financials

|                   |                                                  |
|-------------------|--------------------------------------------------|
| MUNICIPAL ADDRESS | 5605 - 43 Street, Leduc, AB T9E 8C2              |
| LEGAL DESCRIPTION | Plan: 1423972; Block: 1; Lots: 4 & 5             |
| ZONING            | LI ( <a href="#">Light Industrial District</a> ) |
| UNIT SIZE         | 4,036 sq ft ±                                    |
| CEILING HEIGHT    | 18' 6" clear                                     |
| ELECTRICAL        | 100 - 200 amp, 120/208 volt, 3 phase             |
| HEATING           | Radiant tube                                     |
| GRADE LOADING     | 12' x 14' (front) 14' x 14' (back)               |
| LIGHTING          | LED                                              |
| INTERNET          | Telus Fibre Optic                                |
| SUMPS             | Dual compartment                                 |
| POSSESSION        | Immediate                                        |
| SALE PRICE        | <b>\$280.00/sq ft</b>                            |
| CONDO FEES        | TBD                                              |
| PROPERTY TAXES    | TBD                                              |
| LEASE RATES       | <b>\$18.00/sq ft</b>                             |
| FENCED COMPOUNDS  | \$250.00/month                                   |
| OPERATING COSTS   | \$4.50/sq ft (est.)                              |

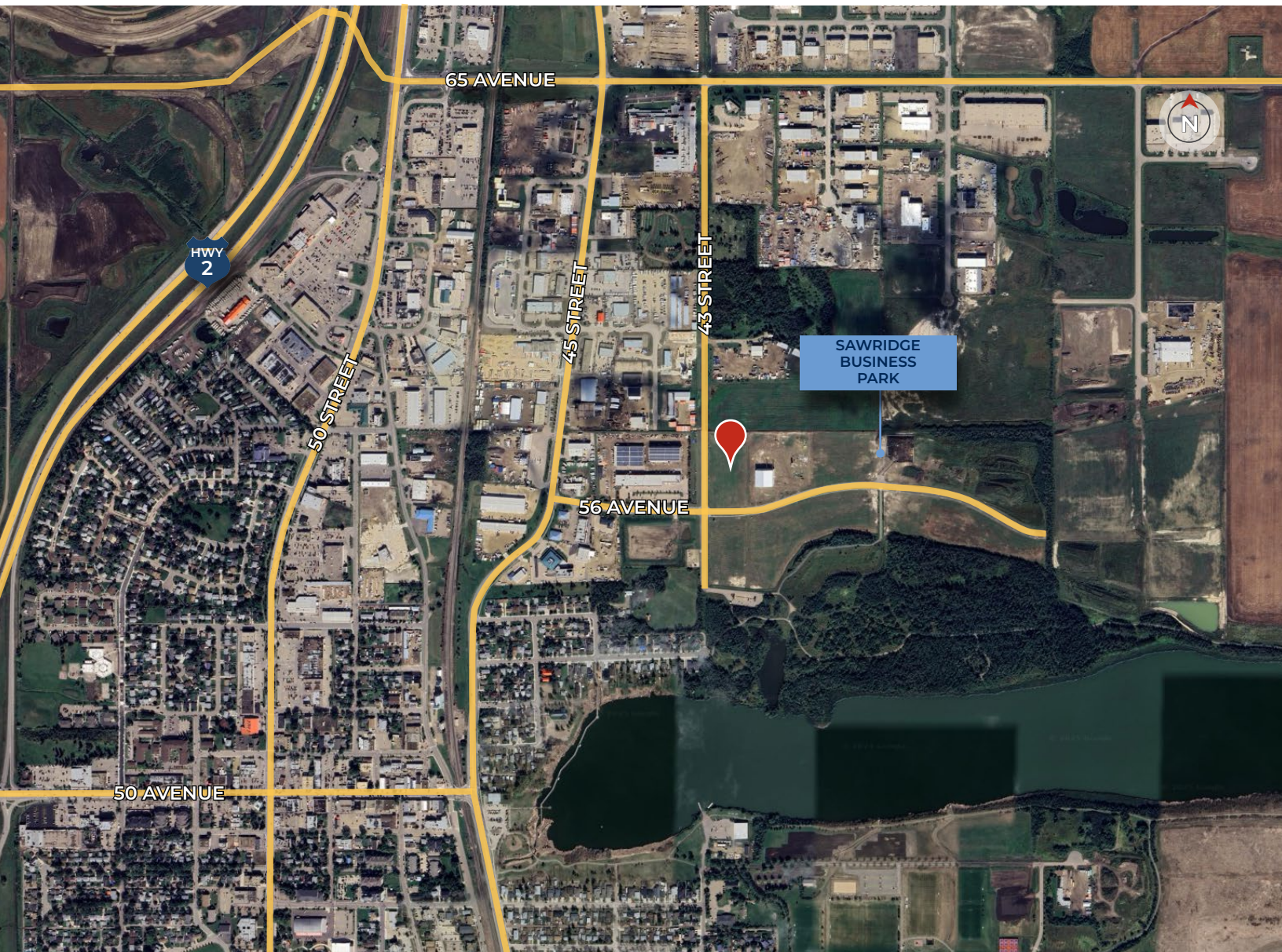


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## LOCATION OVERVIEW | Sawridge Industrial Condos, Leduc, AB



### Make Sawridge Business Park the Perfect Location for Your Company!

#### Permitted Uses Include:

- Commercial School
- Contractor Service
- Drive Through Service
- Eating and Drinking Establishment
- Health Service
- Light Business Facility
- Professional, Financial Services
- Service Station and more...!

#### Why Leduc:

- Attractive Property Taxes
- Economic Growth
- Flexible Zoning
- Strategic Location
- Access to Skilled Workforce
- Transportation Network
- Population Growth
- Infrastructure Upgrades

#### Quick Access:

- Downtown Leduc: 3 minutes
- EIA: 9 minutes
- Nisku: 10 minutes
- South Edmonton: 15 minutes
- Beaumont: 16 minutes
- Highway 21: 18 minutes
- Devon: 24 minutes
- Downtown Edmonton: 30 minutes

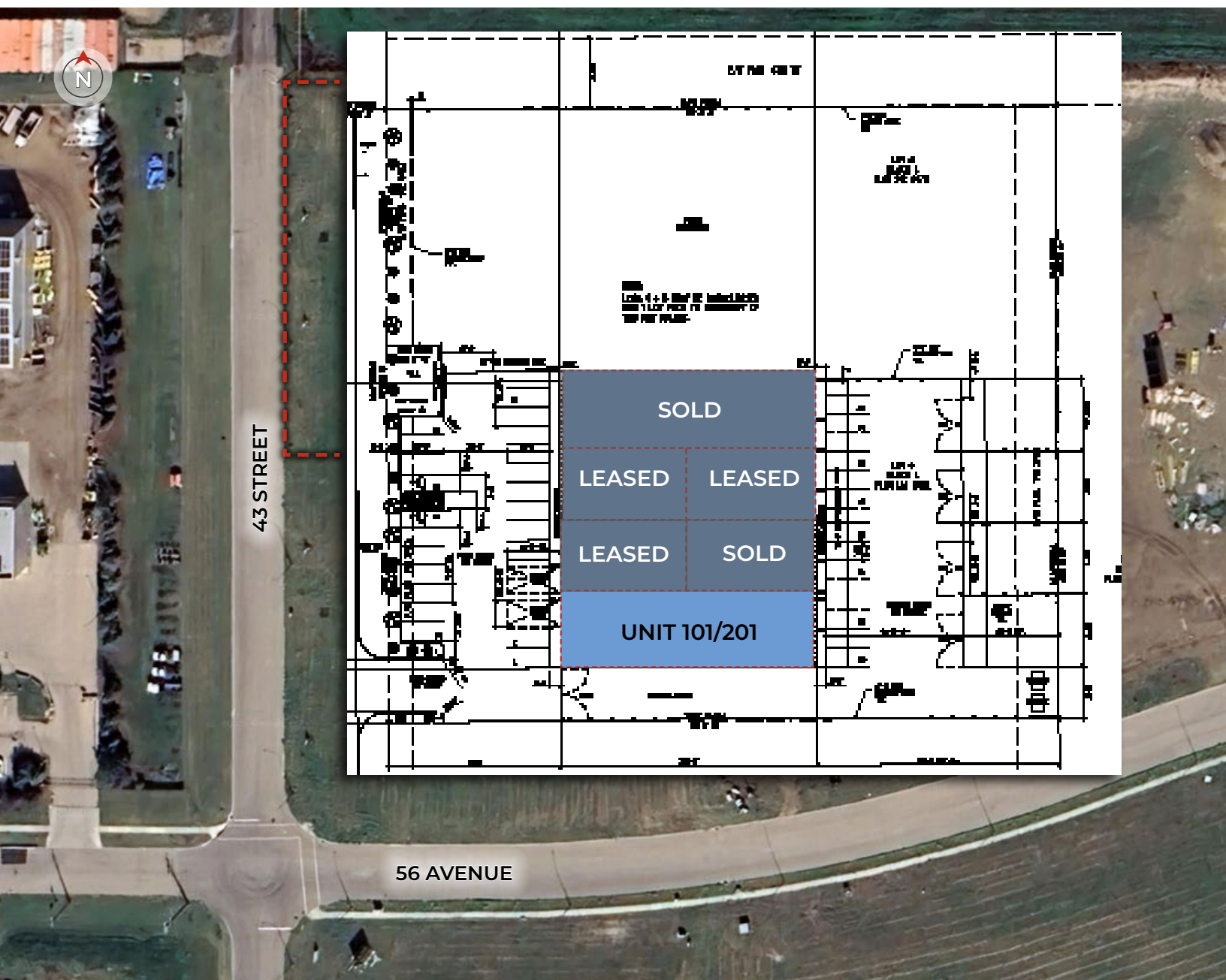


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# SITE PLAN | Sawridge Industrial Condos, Leduc, AB



| UNIT         | 101/201                                                                 | 102/202       | 103/203       | 104/204       |
|--------------|-------------------------------------------------------------------------|---------------|---------------|---------------|
| AREA (SQ FT) | 4,036                                                                   | 2,018 - 4,036 | 2,018 - 4,036 | 4,036         |
| DRIVE-THRU   | Yes                                                                     | Yes           | No            | No            |
| LOADING      | 1 - 12' x 14'<br>1 - 14' x 14'                                          | 1 - 12' x 14' | 1 - 12' x 14' | 1 - 12' x 14' |
| COMMENTS:    | *Bay will be delivered with 1 washroom built out at \$18.00/sq ft (net) |               |               |               |



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**NOW SELLING & LEASING |** Sawridge Industrial Condos, Leduc, AB



*Investing in Sawridge presents a prime opportunity to secure brand new industrial space in Leduc. This exciting development offers modern, drive-thru units with secured fenced compounds, perfect for a variety of businesses. With ample outdoor storage space and a strategic location, Sawridge Industrial Condos is Leduc's newest condo development, designed to meet the growing demand for flexible and efficient commercial spaces. Available for tenants, purchasers, and investors, the development provides flexible ownership options to accommodate diverse business needs.*

## CONTACT OUR TEAM:



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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.