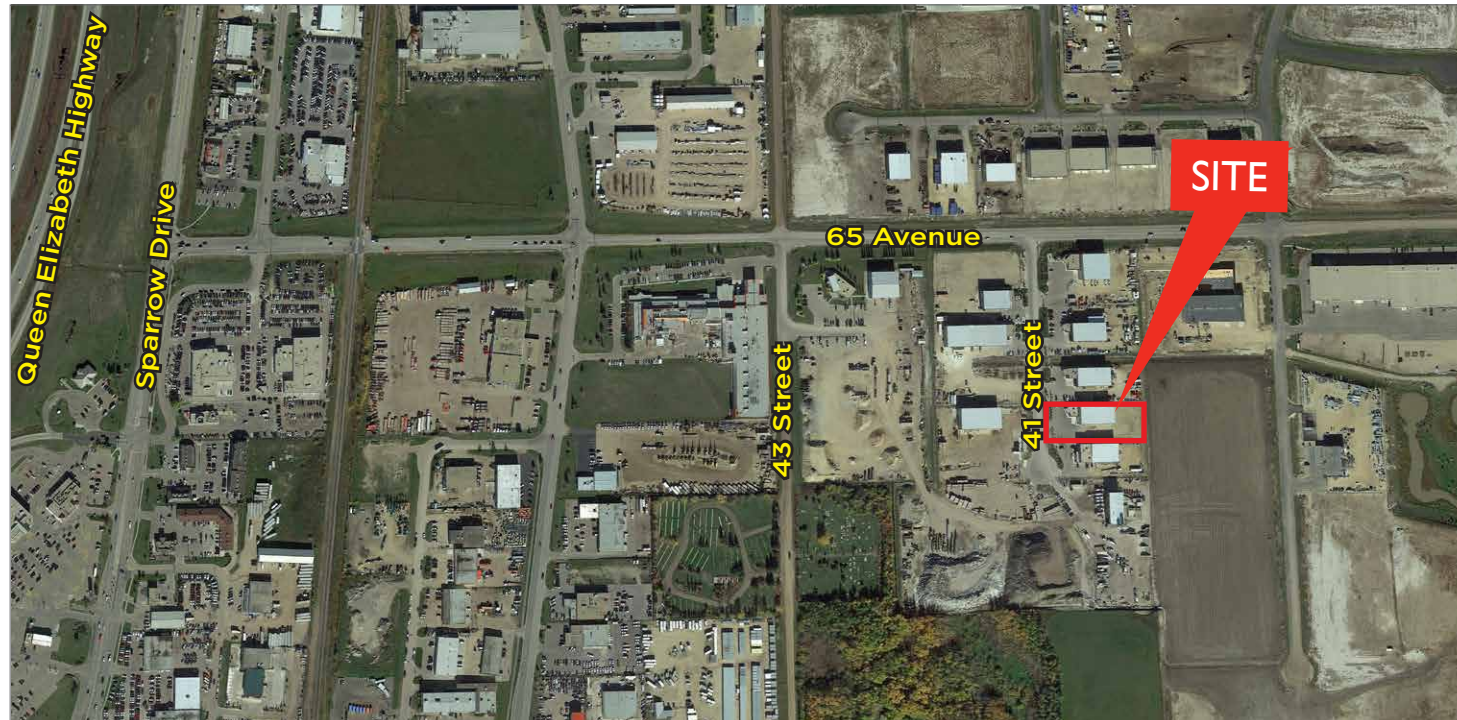


**YARD**



**\$475,000 PRICE REDUCTION**

**AERIAL**



**11,000 SF ON 1.20 ACRES**  
**SALE PRICE: \$2,500,000**

**PROPERTY HIGHLIGHTS**

- 11,000 SF free-standing building with 19% site coverage ratio available August 15 (2021)
- High end office build out with sierra stone flooring throughout
- Air exchange and engineered air systems in warehouse
- 10-ton crane ready
- Fully fenced and gravelled yard
- Drive through loading bay with 18' x 18' grade loading door
- Located directly off 65<sup>th</sup> Avenue in Leduc Business Park with excellent access to Highway 2 and Highway 625

**WAREHOUSE**



**Kurt Paull, SIOR**  
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**CUSHMAN & WAKEFIELD**  
Edmonton

FOR SALE  
**FREESTANDING BUILDING**  
6223 41 Street, Leduc, Alberta

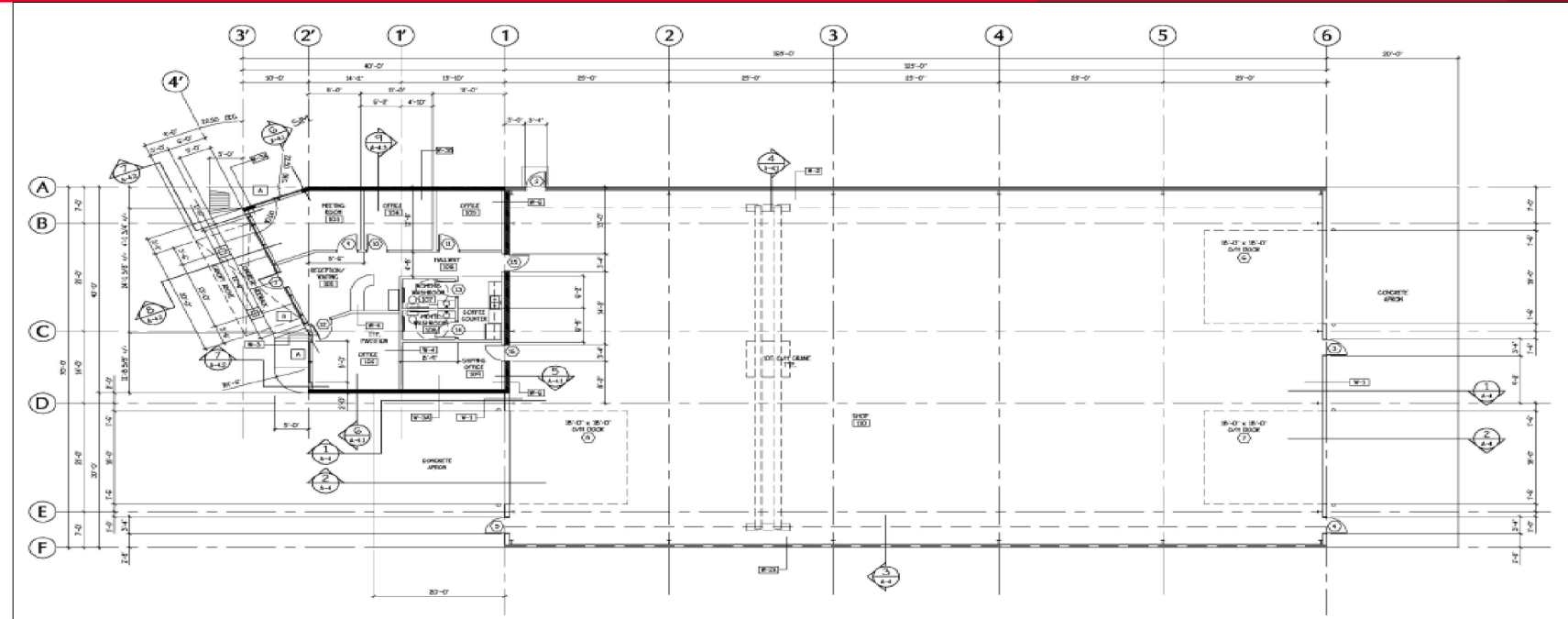
### Property Information

Market:	Leduc Industrial
Zoning:	IL - Light Industrial
Site Size:	1.20 acres
Building Size:	11,000 SF
Primary Use:	Office / Warehouse
Ceiling Height:	26' Clear
Loading Doors:	Three (3) 18' x 18' grade
Power Service:	600 Amp, 600 Volt, 3 Phase (TBC)
Heating:	Radiant Tube
Sump:	Dual compartment sump
Lighting:	T5
Sale Price:	\$2,500,000.00 (\$227.27 Per SF)
Taxes (2018):	\$25,610.66
Availability:	August 15 (2021)

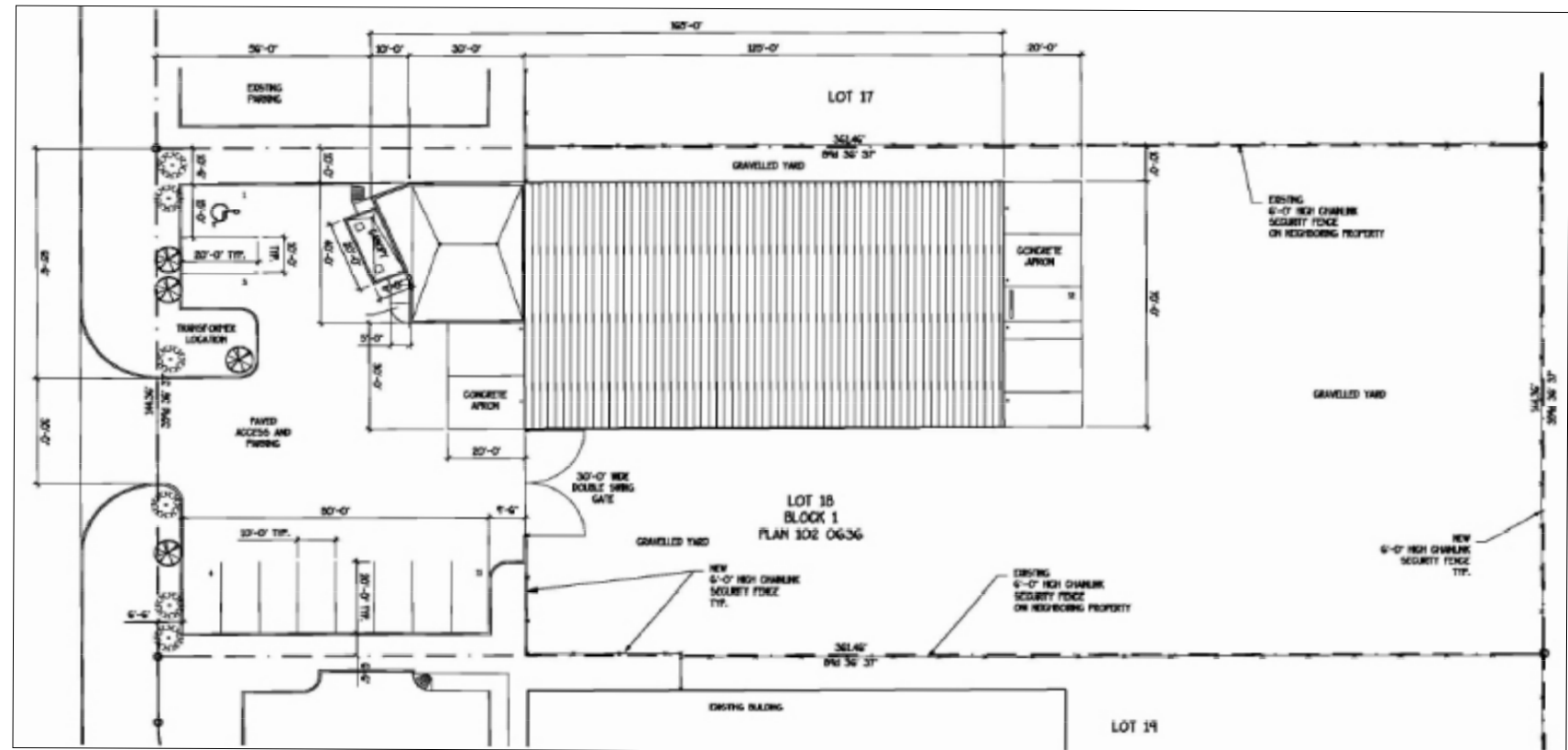
### Space Breakdown

Warehouse:	8,750 SF
Main Floor Office:	1,342 SF
Mezzanine Space:	908 SF
Total:	11,000 SF

### Floor Plan



### Site Plan



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