



6231 41 Street, Leduc

Investment Opportunity



PROPERTY DETAILS

Address:	6231 41 Street, Leduc, AB
Zoning:	IL - Light Industrial
Site Size:	1.78 Acres
Building Size:	12,750 SF (+/-)
Warehouse	9,100 SF (+/-)
Office:	3,650 S (+/-)
Sale Price:	\$3,600,000.00
Taxes:	\$41,747.14



PROPERTY HIGHLIGHTS

- 12,750 SF freestanding building located on a spacious 1.78-acre lot with a low 16% site coverage ratio.
- Premium office finish featuring elegant sierra stone flooring, 8 private offices, a boardroom, a fully equipped kitchen, a shop washroom, and a dedicated file storage room.
- 10-ton crane capacity, ready for heavy-duty operations.
- Fully gravelled yard offering ample outdoor space and ease of use.
- Prime visibility on 65th Avenue within the Leduc Business Park, providing excellent connectivity to Highway 2, Airport Road, and Highway 625.

AERIAL VIRTUAL TOUR



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com



 **PROPERTY
DETAILS**

- Ceiling Height: 26' Clear

- Loading Doors: Two (2) 20'x20' Drive Through &
Two (2) 18'x18' Grade Loading Doors

- Power Service: 600 Amp, 600 Volt, 3 Phase (TBC)

- Heating: Radiant Tube

- Sump: Dual Compartment Sump

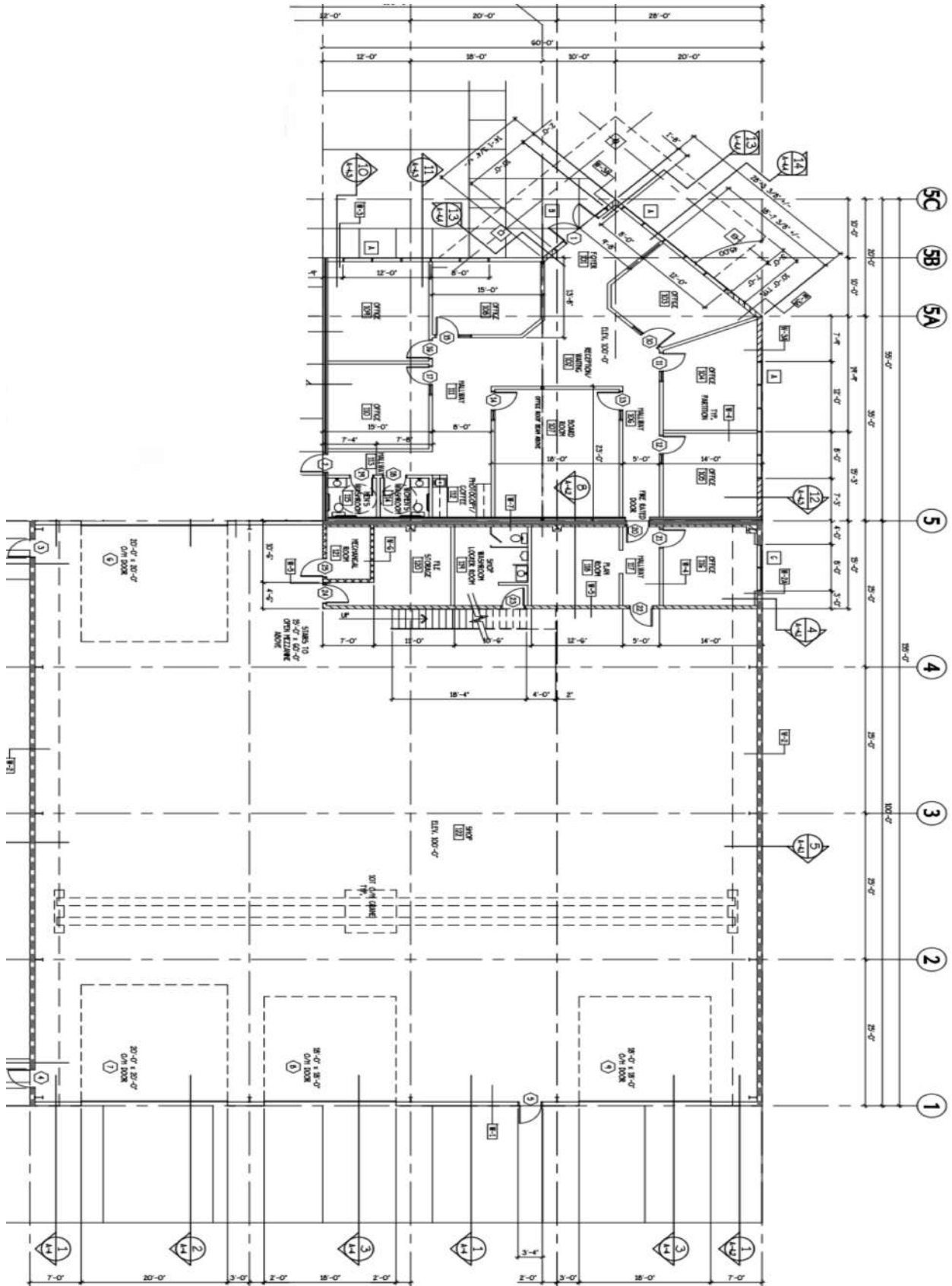
- Lighting: T5



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Neighbourhood features:





LOCATION FEATURES

- Strategic location within Leduc's thriving industrial hub, ideal for businesses needing easy access to major transportation routes.
- Proximity to Highway 2 and Airport Road, offering seamless connectivity to Edmonton International Airport and surrounding regions.
- Strong industrial presence in the area, surrounded by numerous established businesses and logistics companies.
- Close to key amenities including hotels, restaurants, and services that cater to both employees and visitors.
- Continued development and growth within the Leduc Business Park, positioning the area for future expansion and economic activity.
- Green Spaces: Nearby parks and green spaces for relaxation and outdoor activities



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Ashley Chronik
Associate
780-910-6908
ashley@aicrecommercial.com