



#106, 3906 82 Avenue, Leduc

Industrial Investment Bay



## PROPERTY DETAILS

Address:	#106, 3906 82 Avenue, Leduc
Legal:	Condo Plan 0727716, Unit 11
Zoning:	Medium Industrial (IM)
Year Built:	2013
Total Size:	4,950 SF (+/-)
Main Floor:	3,900 SF (+/-)
Mezzanine:	1,050 SF (+/-)
Lease:	Expires May 31, 2028
NOI:	\$66,825.00
Property Taxes:	\$8,047 (2023)
Sale Price:	<del>\$1,190,000.00</del> \$1,140,000.00



## PROPERTY HIGHLIGHTS

- Industrial investment bay with a brand new professional build-out
- Strong, clean-use home decor tenant
- Lease in place till May 31, 2028
  - Option for a 5 year renewal
- Further property and lease information available with a signed NDA
- Built out includes showroom, kitchenette, storage, washroom and developed mezzanine
- Excellent location with quick access to all major arterials



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Main entrance / showroom



Kitchen



Mezzanine



Showroom



Bay prior to construction



Grade loading

## TENANT: HOME DECOR



The tenant is Canada's leading boutique for gorgeous Vintage Home Decor in the United States & Canada.

Owned and operated locally, this tenant has expanded their offerings beyond Pampas grass and now offers a full selection of curated home decor items. Everything from custom tables to unique kitchenware is offered.

Company continued to expand and moved to Canada. It outgrew two warehouses and went from 1 to 6 staff members.

**2020**

Company launched its wholesale business servicing over 3,000 retailers.

**2022**

**2019**

Company was founded in a California storage unit.

**2021**

Company moved to a 10,000 SF warehouse and expanded to 16 staff members.

**2023**

Company rebrands to include full home decor services.

Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

**PROPERTY SPECIFICATIONS**

Heat:	Radiant
Power:	600 V / 200 AMP / 3 Phase TBC
Loading:	1 x 14' x 16' Grade Door
Ceiling Height:	26'
Sump:	2 - Stage
Parking:	Ample

- Fully paved site
- Large marchalling area
- Ample natrual light



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