



#105/106, 6905 39 Street, Leduc

Industrial Bays



## PROPERTY DETAILS

Address:	#105/106, 6905 39 Street, Leduc
Legal:	Plan 1424096, Units 5 &6
Zoning:	IM (Medium Industrial)
Total Size:	7,150 SF (+/-)
Main Office:	1,250 SF (+/-)
Shop:	5,900 SF (+/-)
Yard Size:	4,680 SF (+/-) Yard Compound
Property Taxes:	\$18,743.26 (2023 Estimate)
Condo Fees:	\$860.00 / Month (TBC)
Cap Rate:	6.48%
Sale Price:	\$1,570,000.00



## PROPERTY HIGHLIGHTS

- End cap units
- Fully leased out (Lease expires April 2028)
- 5 Ton crane capable
- Grade loading
- Located in the Leduc Business Park
- Separately titled units
- 3 phase power with multiple outlets



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

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

# PROPERTY LOCATION

#105/106 6905 39 Street, Leduc

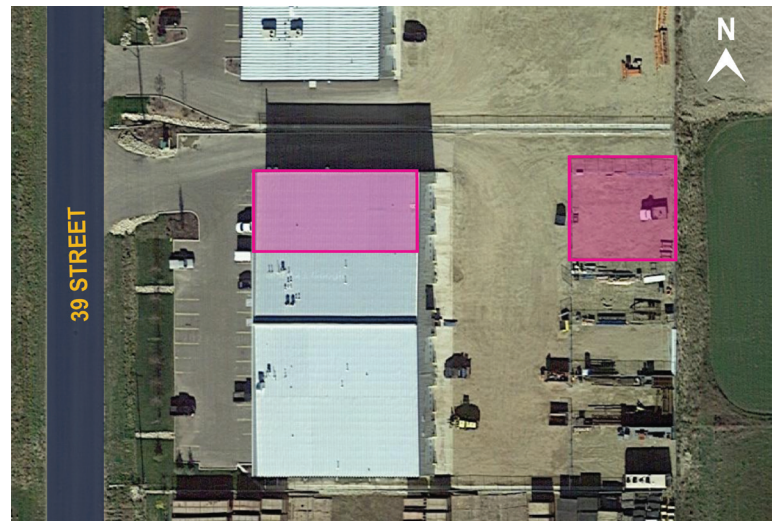
## Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive 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

Yard:	Fenced & gated
Heat:	Radiant
A/C:	Yes - In Offices
Power:	120/208 V/200 AMP/3 Phase TBC
Loading:	2 x 16' x 16' Grade Doors
Ceiling Height:	27'
Sump:	2 - Stage



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jim@aicrecommercial.com

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

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

**Meadow Kenney**  
Associate  
780-271-4845  
meadow@aicrecommercial.com