



#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 - \$1,300,000.00



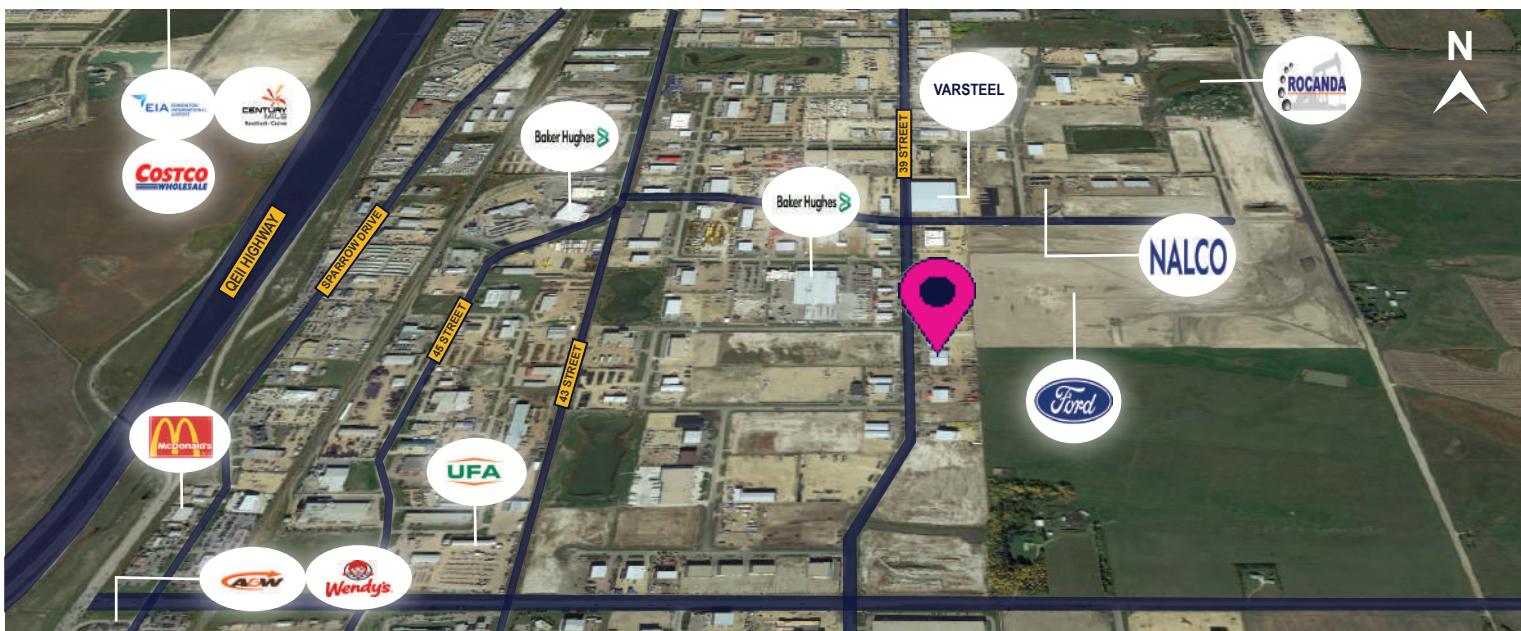
PROPERTY HIGHLIGHTS

- 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



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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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