



For Sale

# Force Hotshot Building

6803 42 Street | Leduc, AB

±7,500 SF on 1.23 Acres

- Rare small freestanding building
- Fully fenced and graveled yard
- Wash bay
- Excellent proximity to Hwy 2 and the Spine Road
- Lease income in place until December 31, 2028

For more information contact:

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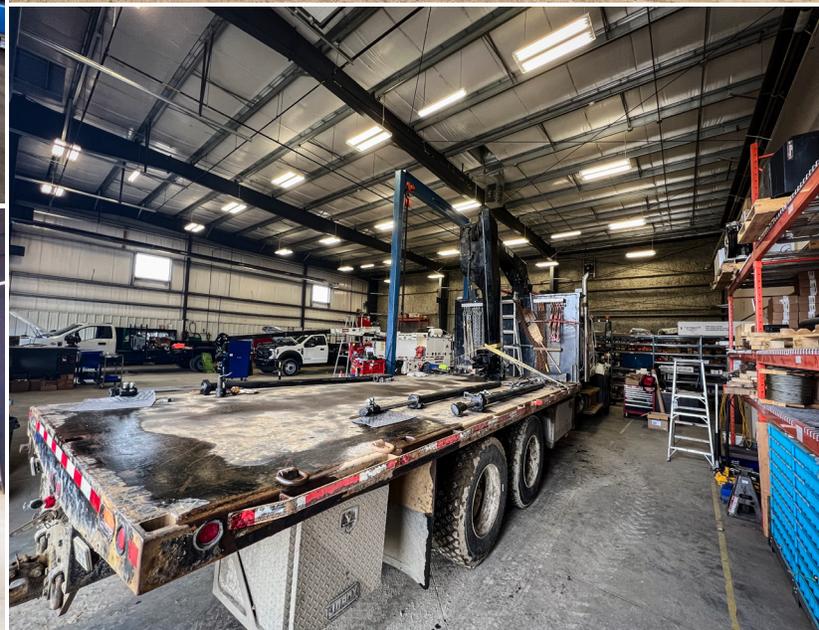
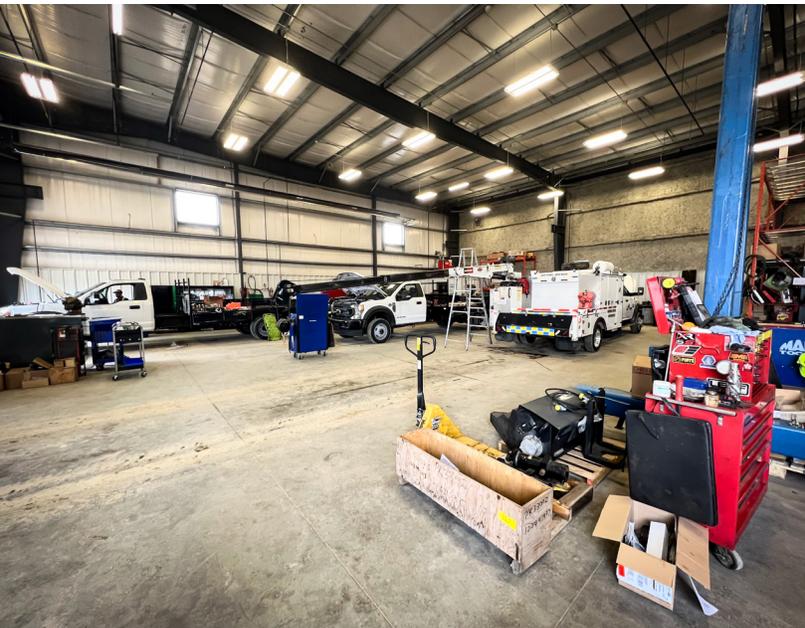
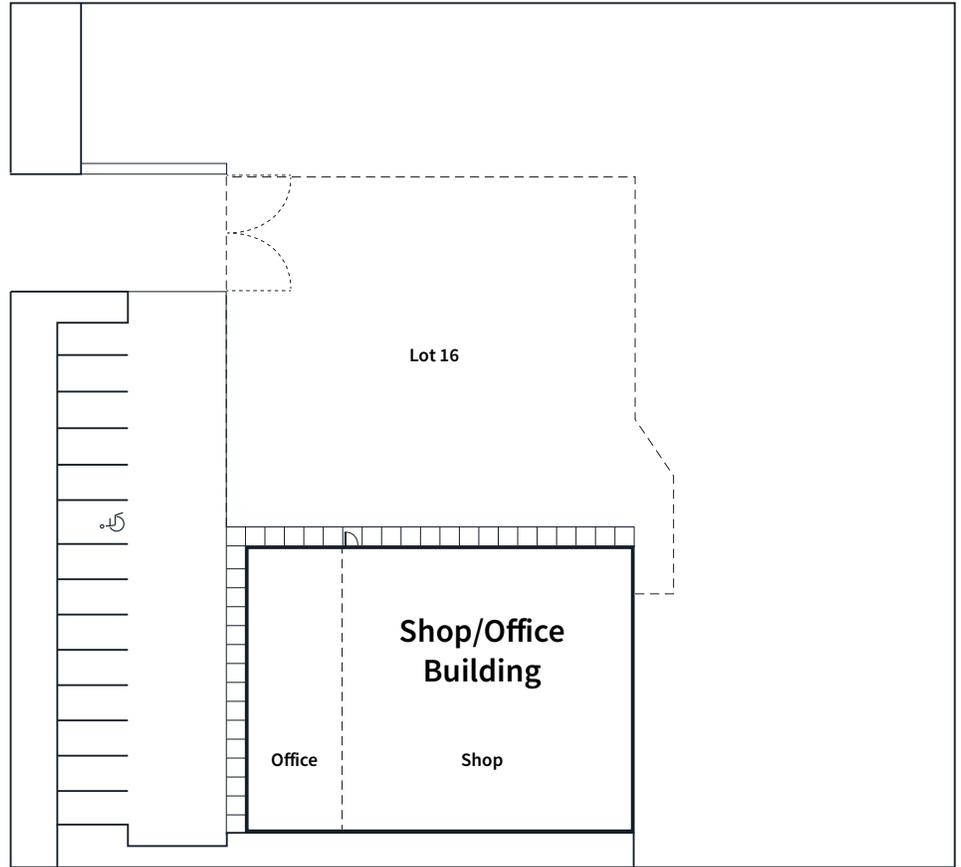


# Property Details

<b>Municipal Address</b>	6803 42 Street, Leduc
<b>Legal Description</b>	Plan: 1223336; Block: 14; Lot: 16
<b>Zoning</b>	IM - Medium Industrial
<b>Building Size</b>	6,000 SF - Warehouse 1,500 SF - Office 7,500 SF - Total
<b>Site Size</b>	1.23 Acres
<b>Site Coverage Ratio</b>	14%
<b>Year Built</b>	2012

<b>Building Depth</b>	75'
<b>Heating</b>	Forced air and Radiant
<b>Lighting</b>	T5
<b>Loading</b>	(3) Grade doors
<b>Yard</b>	Fully fenced, gated and graveled
<b>Property Tax (2025)</b>	TBD
<b>Sale Price</b>	\$2,350,000.00
<b>Occupancy</b>	TBD

# Site Plan





**YEG** EDMONTON  
INTERNATIONAL  
AIRPORT

Queen Elizabeth II

45 Street

Subject Property

65 Avenue

 **JLL** SEE A BRIGHTER WAY

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