

**ROYAL LEPAGE®**

Gateway Realty

# ROYAL LEPAGE GATEWAY REALTY

**RLP**

GATEWAY REALTY

**INVESTMENT  
OPPORTUNITY**



**1.49 ACRES**

**RICHARD LEBLANC**  
**780.986.8407**



**5905 - 45 STREET**

**LEDUC, AB**

✓ **EXCELLENT INVESTMENT  
OPPORTUNITY**

✓ **18 315 SQ FT**

✓ **5 INDIVIDUAL BAYS**



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**T 780.986.8407 F 780.986.4494**  
**#50, 5203 50 ST, LEDUC, AB, T9E-6Z5**

**lesale@telusplanet.net**  
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**18,315 SQ FT SINGLE STOREY MULTI TENANT INDUSTRIAL BUILDING ON 1.49 ACRES. 13,000 SQ FT OF WAREHOUSE SPACE, & 5,000 SQ FT OFFICE/RETAIL SPACE. TOTAL OF FIVE INDIVIDUAL BAYS, ALL SEPARATELY METERED. FOUR BAYS CURRENTLY RENTED OUT TO FOUR INDIVIDUAL TENANTS. FIFTH BAY IS VACANT. ADEQUATE PARKING, LOADS OF STORAGE AREA & FENCED YARD. FIVE 12 X 14 FT OVERHEAD DOORS IN THE REAR. EXCELLENT REVENUE PROPERTY AND/OR USER.**

### **PROPERTY DETAILS**

**MUNICIPAL ADDRESS:** 5905 - 45 ST, LEDUC

**LEGAL DESCRIPTION:** LOT 14, BLOCK 24  
PLAN 7923017

**ZONING:** LIGHT INDUSTRIAL

**TYPE OF SPACE:** MULTI USE

### **FINANCIALS**

**SALE PRICE:** \$2,250,000

**POSSESSION:** NEGOTIABLE

**TAXES:** \$27,929.37 (2023)



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