

FOR SALE/LEASE

STAND ALONE INDUSTRIAL BUILDING IN LEDUC BUSINESS PARK

7002 - 39 Street, Leduc, AB



HIGHLIGHTS

- 9,770 sq ft on 1.01 acres ± corner lot in Leduc Business Park
- Two-storey modern office build out
- Shop includes (1) 10-ton bridge crane, air compressor, drive-thru bays, trench sumps and make-up air system
- Dual access yard is fully fenced & graveled w/ automatic sliding gates , large concrete apron and perimeter power plugs
- Direct exposure to 39 Street & access to 65 Avenue, Highway 2 & Airport Road

SCOTT ENDRES

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360°
VIRTUAL TOUR



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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MAIN FLOOR RECEPTION AREA



2ND FLOOR LUNCH ROOM & OPEN WORK AREA



10-TON BRIDGE CRANE



DRIVE-THRU BAYS

Property Details & Financials

MUNICIPAL ADDRESS	7002-39 Street, Leduc, AB
LEGAL DESCRIPTION	Plan: 1122895; Block: 12; Lot: 18
ZONING	IM (Medium Industrial)
MAIN FLOOR	8,300 sq ft ±
SECOND FLOOR	1,470 sq ft ±
TOTAL	9,770 sq ft ±
MEZZANINE	600 sq ft ±
GRADE LOADING	(4) 14' x 16' (drive-thru) (2) 14' x 16'
CRANES	(1) 10-ton bridge
CEILING HEIGHT	20' clear (TBC)
POWER	400 Amp, 240 Volt, 3 Phase
HEATING	Forced air in office Radiant in shop
LIGHTING	T5
SUMPS	Trench Sumps
MAKE-UP AIR	Yes
INTERNET	Telus Fibre Optic
SALE PRICE	\$2,700,000.00
PROPERTY TAXES	\$27,676.47/yr (2025)
LEASE RATE	\$17.50/sq ft
OP COSTS	TBD
POSSESSION	February 1, 2026

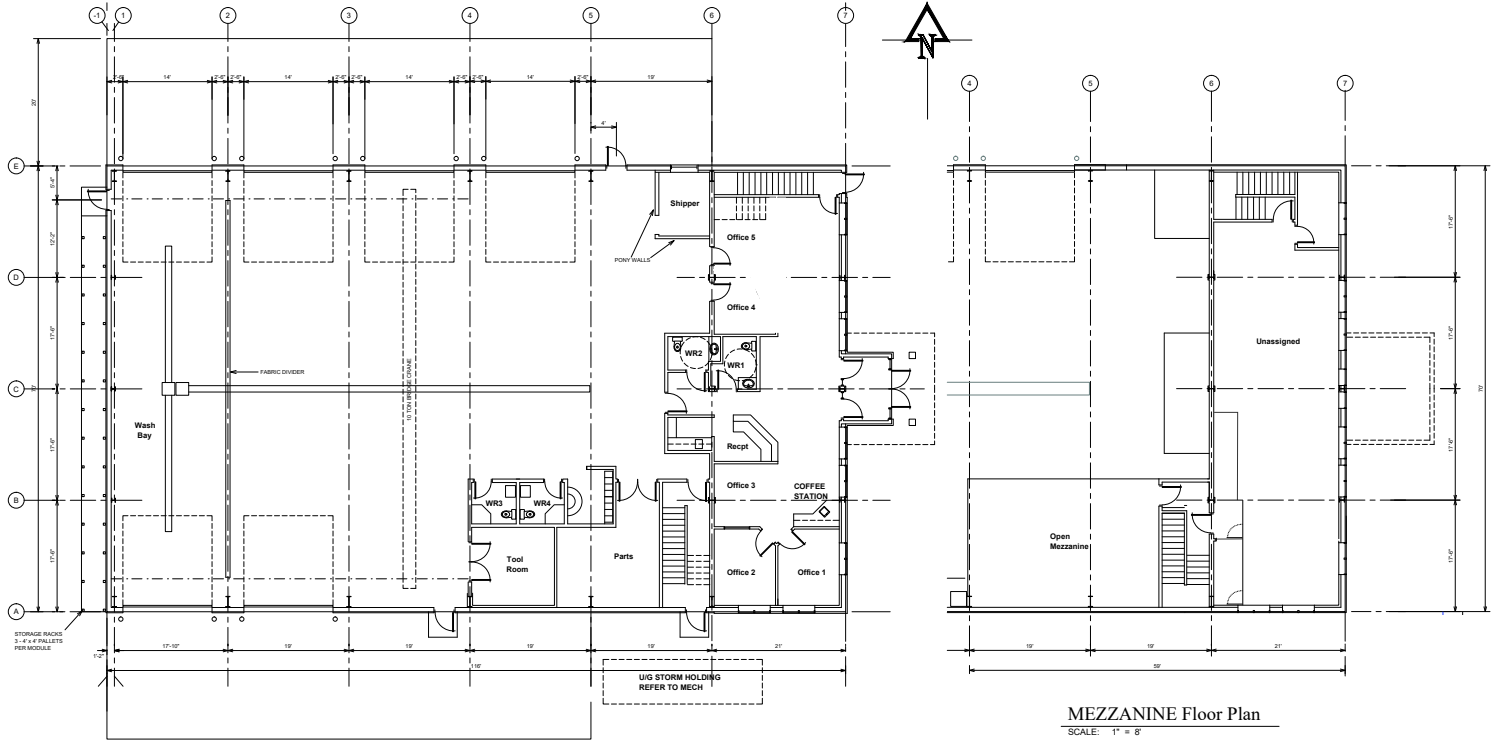


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MAIN Floor Plan

SCALE: 1" = 8'

Note: Floor Plan does not show the 2nd Floor Office build out



CORNER SITE WITH DIRECT EXPOSURE TO 39 STREET & 70 AVENUE



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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DRIVE TIMES

- 5 MINS TO NISKU
- 10 MINS TO EJA
- 15 MINS TO EDMONTON
- 30 MINS TO SHERWOOD PARK
- 35 MINS TO ACHESON



*Quality Based on **Results**, Not **Promises**.*



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