



#108, 3912 77 Avenue, Leduc

**Industrial Bay W/ Crane**



## PROPERTY DETAILS

Address:	#108, 3912 77 Avenue, Leduc
Legal:	Condo Plan 0823248, Unit 5
Zoning:	Medium Industrial (IM)
Possession:	Immediate
Yard Size:	1,280 SF (+/-)
Total Size:	3,640 SF (+/-)
Main Floor:	2,640 SF (+/-)
Mezzanine:	1,000 SF (+/-) (3 x Offices + Kitchen)
Condo Fees:	\$329.97 / Month
Property Taxes:	TBD
Sale Price:	\$650,000.00



## PROPERTY HIGHLIGHTS

- Rare small bay with crane
- Owner/user opportunity in Leduc Business Park
- Industrial shop with office
- Fully fenced yard compound included
- Fully serviced 10 ton crane (2 x 5 Ton house)



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Warehouse with 10 ton crane



Warehouse with grade loading



Boardroom



Lunchroom



Front reception

Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street 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**

Heat:	Radiant
Power:	120-208 V / 200 AMP / 3 Phase TBC
Lighting:	LED
Loading:	1 x 16' x 16' Grade Door
Ceiling Height:	22'
Crane:	1 x 10 Ton (17' Under bridge)
Underhook Height:	15'
Sump:	Yes



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