

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Small Warehouse With Yard

#110, 3912 - 77 Avenue, Leduc, AB
2,500 Sq.Ft.

Property Highlights

- Ready for tenant improvements
- Includes fenced and gated yard
- Grade loading
- Quick access to QE II Highway, 39 Street and Airport Road
- Minutes from Edmonton International Airport, (EIA), EIA Premium Outlet Collection, Discovery Business Park and Century Mile Race Track and Casino

Lizotte and Associates Real Estate Inc.
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Property Details

Municipal Address:	#110, 3912 - 77 Avenue, Leduc, AB
Legal Description:	Condominium Plan 0823248, Unit 3
Zoning:	IM (Medium Industrial)
Size:	2,500 Sq.Ft. (+/-)
Loading:	1 x 14'x16' Grade loading door
Yard:	Fenced and gated
Ceiling Height:	22' clear
Power:	200 Amp, 3 Phase (TBC)
Heating:	Radiant
Sump	Yes
Possession:	Immediate
Lease Rate:	\$11.50/Sq.Ft.
Op. Costs:	\$3.95/Sq.Ft. (2021 est.)

Contact

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