

SALE/LEASE

10,500 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



7304 - 33 Street, Leduc, AB

LBP - BUILDING 4

Property Highlights

- New developing area in close proximity to the Q.E. II Highway
- Make up air
- Trench drain/dual compartment sump
- Fenced and gated yard
- Radiant heat
- Graveled yard
- Quality office build-out



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

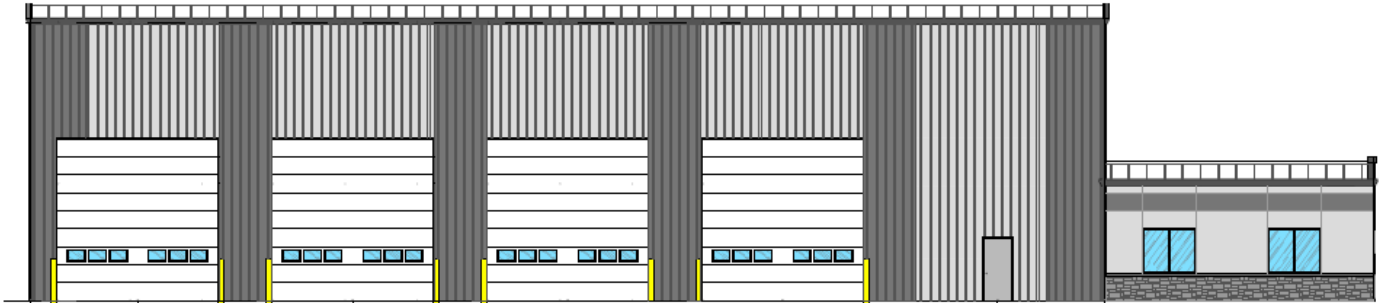
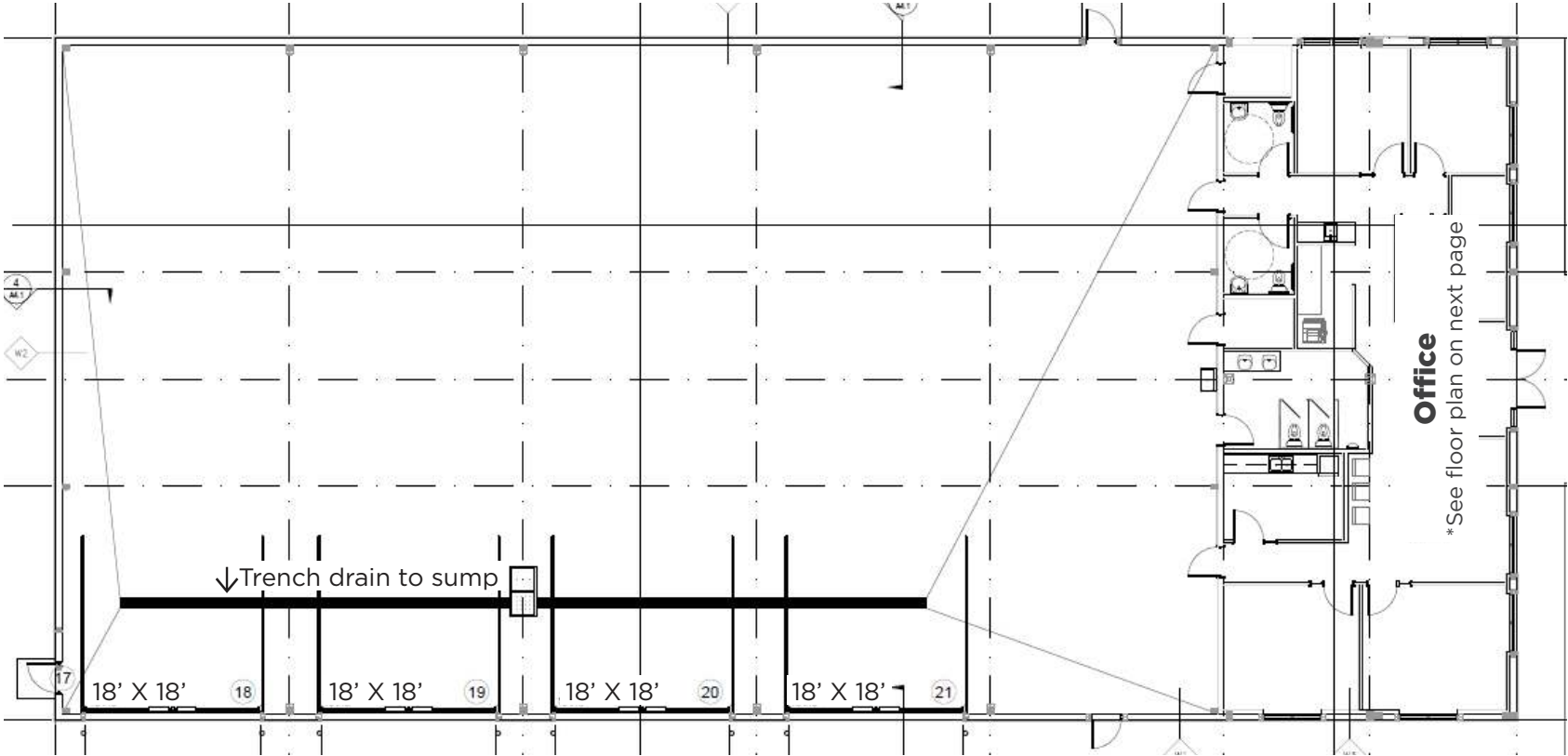


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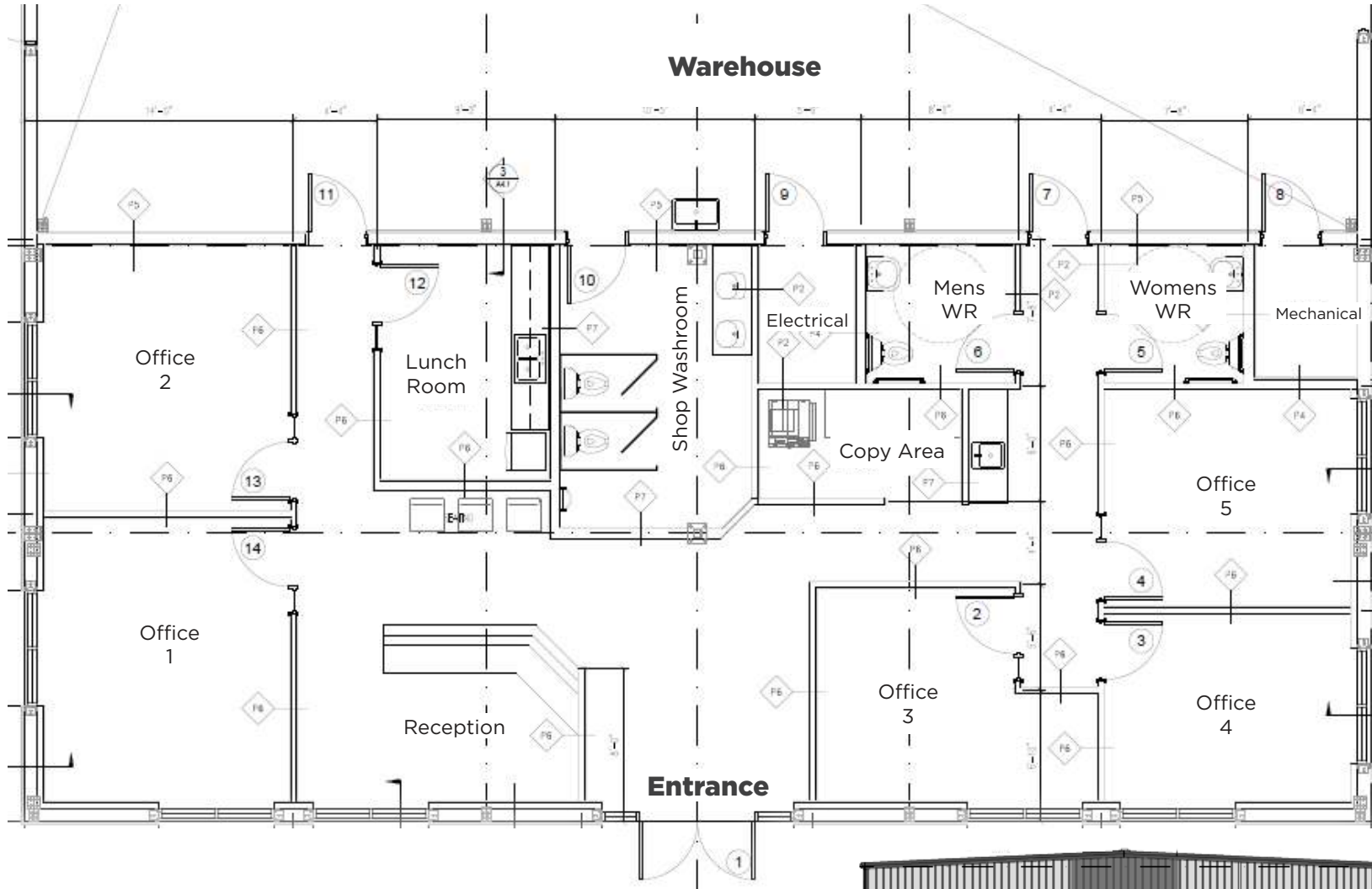
SALE/LEASE

Leduc Industrial Building

Warehouse Floor Plan

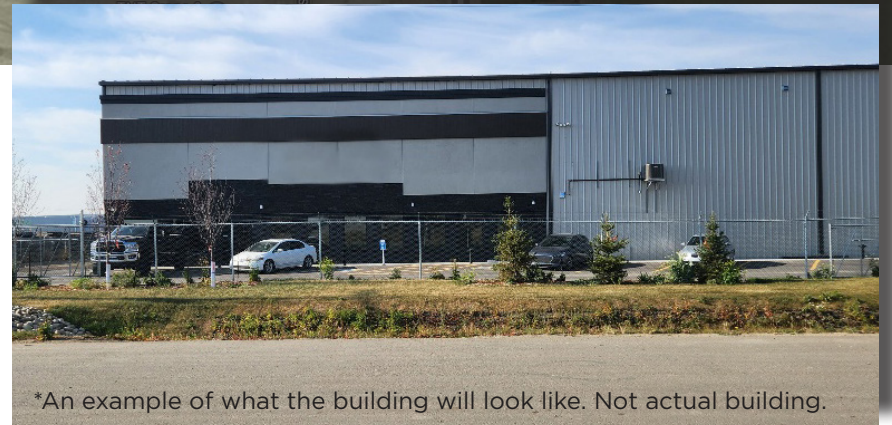
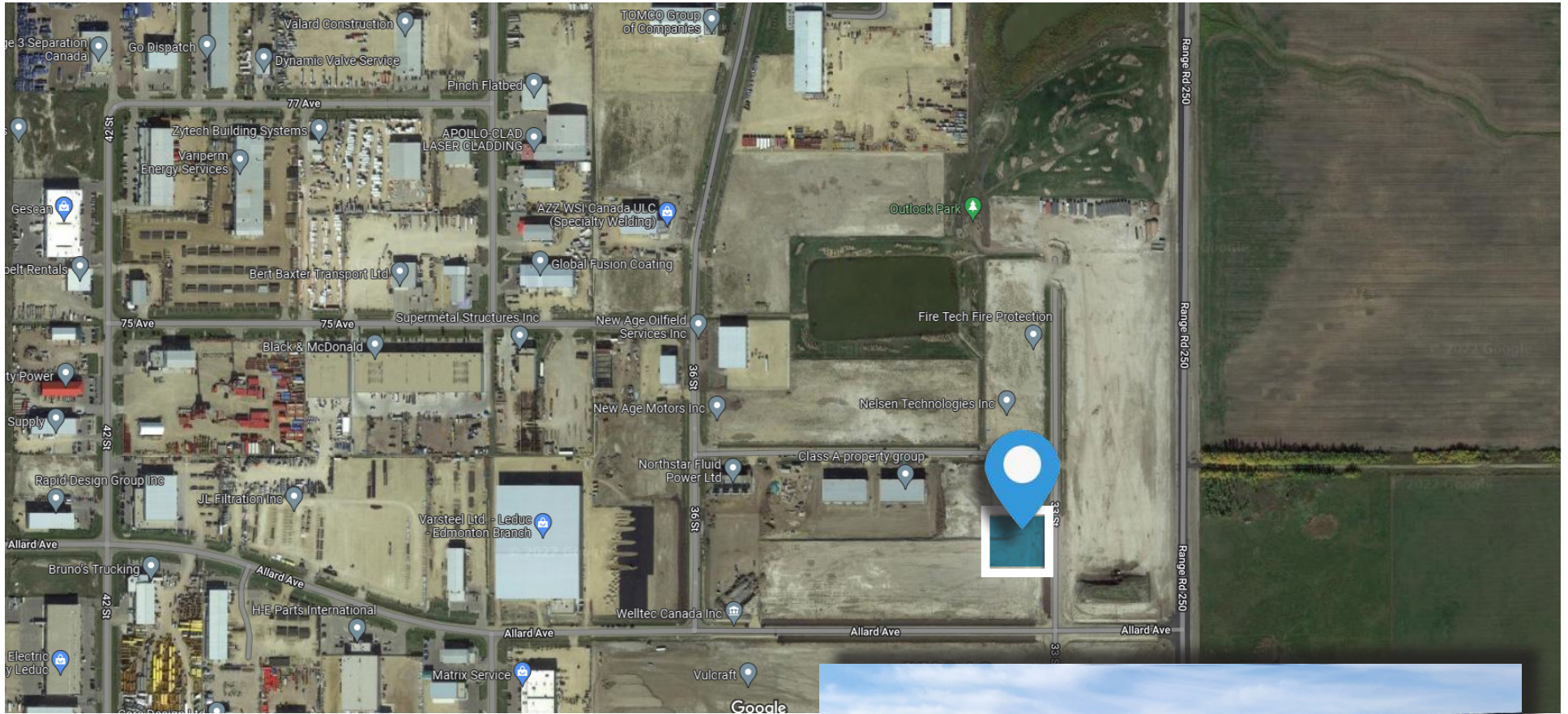


Office Floor Plan



SALE/LEASE

Leduc Industrial Building



*An example of what the building will look like. Not actual building.

SALE/LEASE

Leduc Industrial Building

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Property Information

Municipal Address: 7304 - 33 Street, Leduc, AB

Legal Address: Plan 152918; Block 18; Lot 10

Building Size: 10,500 Sq. Ft. (+/-)

Site Size: 1.25 Acres (+/-)

Zoning: IM (Medium Industrial)

Parking: Ample paved parking

Power: 600 Amp

Ceiling Height: 31' Eave

Loading: (4) 18'x18' Grade

Possession: TBC

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Lease Rate: \$14.00/Sq. Ft.

Op Costs: \$4.00/Sq. Ft.

Purchase Price: \$2,992,500 (\$285/Sq. Ft.)

Property Taxes: TBC

Contact

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