

SALE/LEASE

±27,313 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



4504 – 61 Ave, Leduc, Alberta

LEDUC INDUSTRIAL/MANUFACTURING BUILDING

Property Highlights

- Investment or owner-user sale
- Clean phase 1 ESA and RPR available
- Well maintained building
- Ample on-site parking
- Well located within Leduc's industrial park
- 2 Docks and 1 Grade Loading



780.488.0888



www.lizotterealestate.com



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

SALE/LEASE

Leduc Industrial/Manufacturing Building

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 4504 - 61 Ave, Leduc, Alberta

Legal Address: Plan 7720495 Block 26 Lot 6

Building Size: ±27,313 Sq. Ft.

Lot Size: ±1.52 Acres

Zoning: IL - Light Industrial

Power: Upgraded 1500 amp TBC

Parking: 40 surface parking spots

Loading: (2) Dock Loading Doors
(1) Grade Loading Doors

Possession: Immediate/negotiable

\$\$\$

Purchase Price: \$4,100,000.00

Lease Rate: \$13.50

Op Costs: \$4,285/month Natural Gas + Electricity
\$456/month Water

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Vada Giguere

Unlicensed Assistant
Direct: 780.784.6556
vada@lizotterealestate.com

