

# FOR SALE - LEDUC INDUSTRIAL PARK

Energy Crossing Industrial Condos 65A Avenue & 39 Street, Leduc, AB



Side View



Back of Building

## ADDRESS:

Units 21-26, 65A Avenue & 39 Street, Leduc, AB

## GENERAL DESCRIPTION:

- Condo Building Completed in 2016
- Located in Leduc Business Park
- Insulated concrete panel construction
- Mezzanine space included with each unit
- Grade level loading (12'x14') with concrete apron
- Bays from 3371 sq ft with storage yard
- 20,430 sq ft building
- Six units starting from \$200/sq ft
- Financing package available
- Excellent access to 65 Ave., 50 Street & QE II Highway
- Possession Immediate

## CONTACT:

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**FRASER-TRADEX REALTY INC.** *Your Real Estate Professionals*

(780) 499-0948 Fax (780) 458-6900 Realty@chughfraser.com P.O. Box 4, Stn Main, St. Albert, AB T8N 1N2





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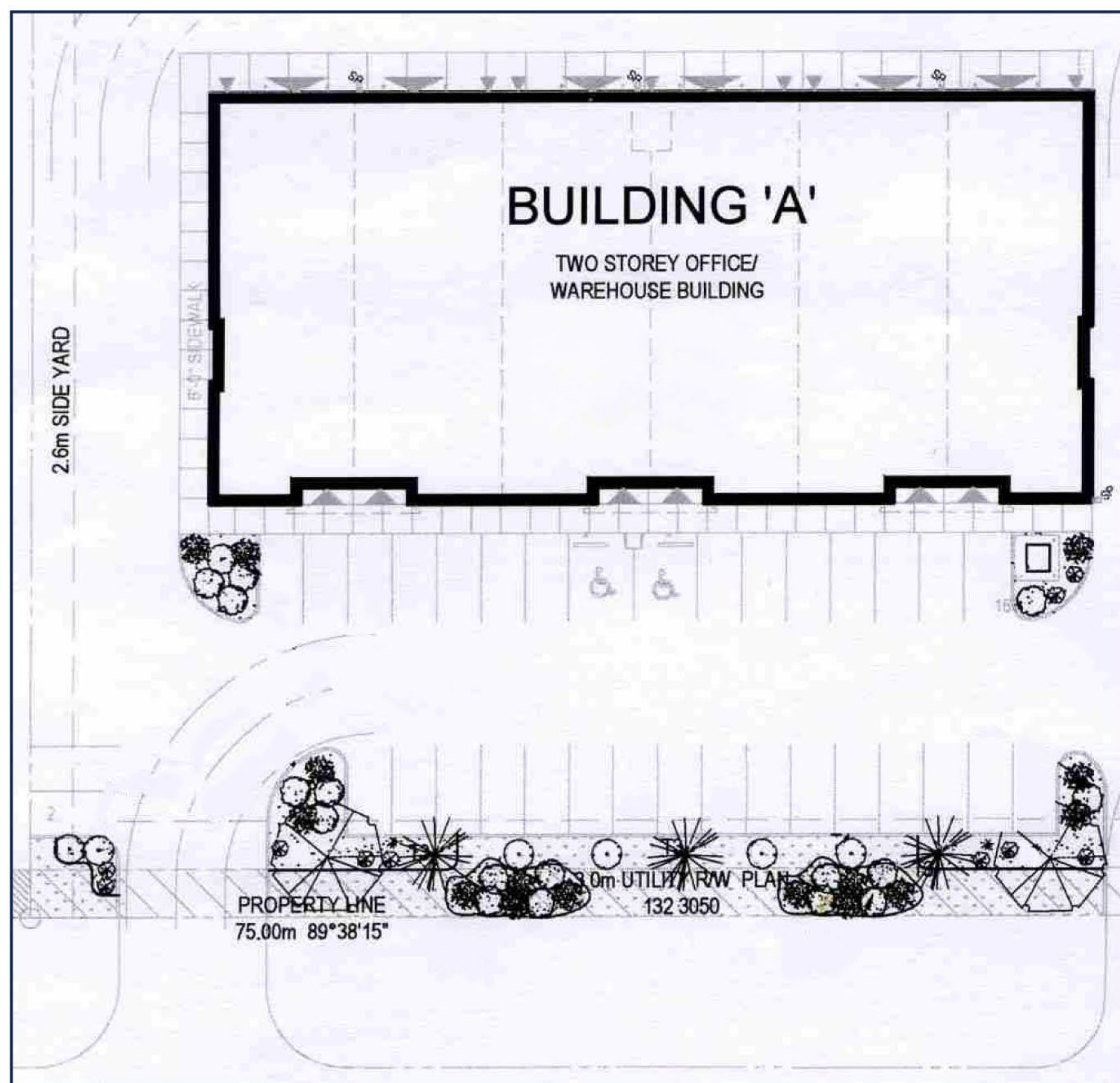
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## DETAILS:

<b>MUNICIPAL ADDRESS:</b>	65A Avenue, 39 Street, Leduc, AB
<b>LEGAL DESCRIPTION:</b>	1621292, Units 21-26
<b>MIN SPACE AVAILABLE:</b>	3371 sq ft - single bay
<b>MAX SPACE AVAILABLE:</b>	20,430 sq ft per building
<b>SITE SIZE:</b>	4.89 acres
<b>CONDO FEES:</b>	TBD
<b>PURCHASE PRICE:</b>	Starting at \$200/sq ft
<b>ZONING:</b>	IM - Medium Industrial Zone
<b>LOADING:</b>	One (1) 12' x 14' grade level per bay
<b>STORAGE:</b>	Fenced 30' x 50' yard storage.
<b>PARKING:</b>	5 stalls/bay

## BUILDING:

<b>CEILING HEIGHT:</b>	20' clear
<b>POWER:</b>	100 Amps, 120/208 Volts, 3 Phase
<b>HEATING:</b>	Radiant heat
<b>PLUMBING:</b>	Roughed in to surface level, 2 piece
<b>SUMPS:</b>	One (1) dual compartment bay
<b>FLOORING:</b>	5" reinforced concrete, smooth finish
<b>STRUCTURE:</b>	Steel beams, columns, open web joists
<b>EXTERIOR WALLS:</b>	Insulated pre-cast concrete on metal frame. Superior fire resistance, high R-value.
<b>ROOF:</b>	Steel roof system



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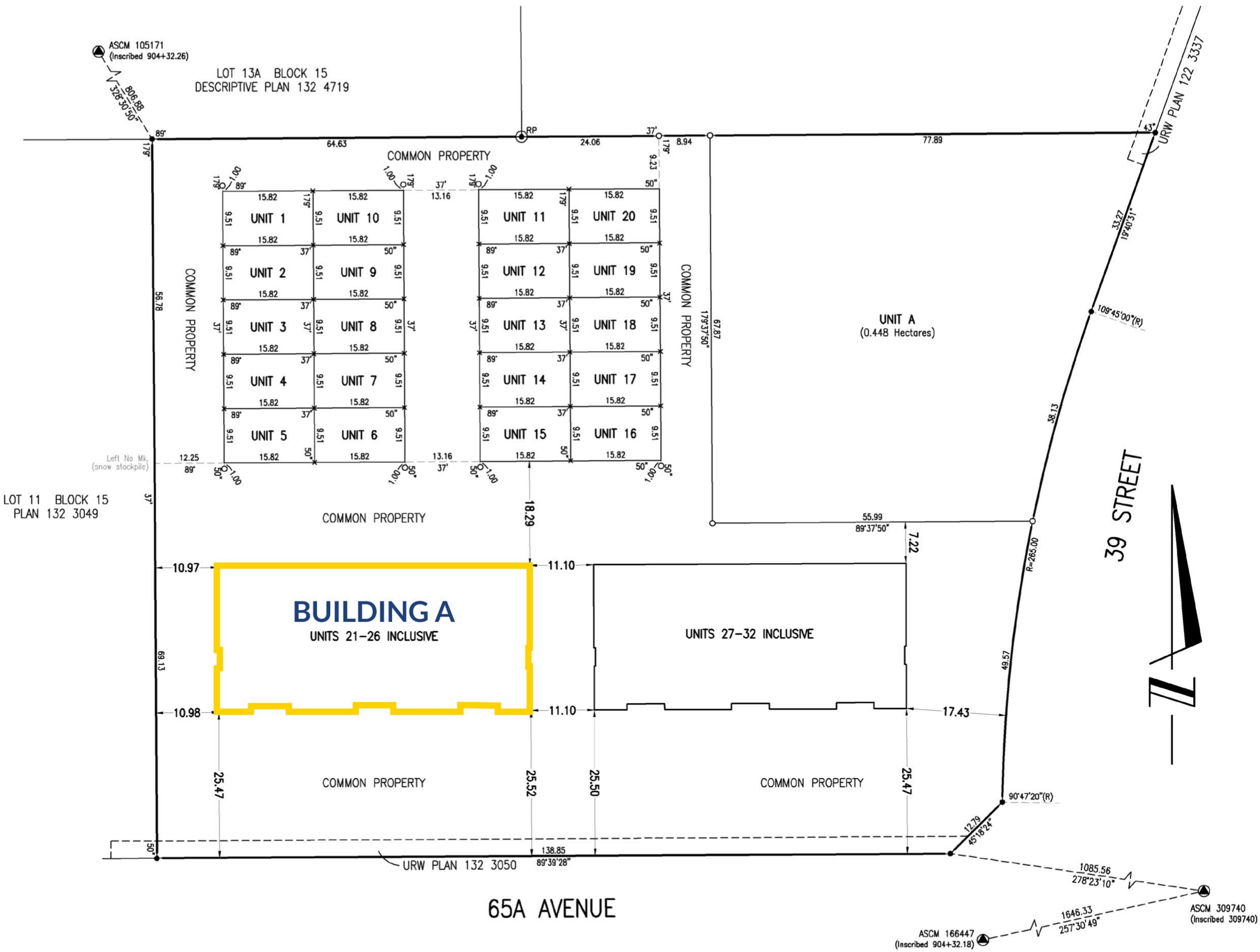
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