



FOR LEASE/SALE

6109-46 STREET, LEDUC, ALBERTA, T9E 6T8
10,900 SQ. FT. INDUSTRIAL FACILITY



ASHLEY CHRUNIK

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**A: 1801-8 STREET
NISKU, ALBERTA
T9E 7S8**



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10,900 Sq. Ft. INDUSTRIAL FACILITY

PURCHASE FOR \$1,900,000.00

LEASE : \$12.50 SQ. FT. TRIPLE NET

This property is on +/-1.25 acres of fenced yard. The property is located in the City of Leduc which provides close access to Nisku, QEII Highway, Highway 625, Airport Road, Edmonton International Airport, EIA Premium Outlet Collection, Discovery Business Park and Century Mile Race Track.

ZONING INDUSTRIAL
LEGAL DESCRIPTION PLAN: 7720495 Lot: 2 Block: 26
LOT SIZE +/-1.25 ACRES

BUILDING COMPONENT
BUILDING DIMENSIONS: 80' x 80'
MAIN FLOOR OFFICE 2,250 SQ.FT.
MEZZANNINE OFFICE 2,250 SQ.FT.
SHOP 6,400 SQ.FT.
TOTAL FLOOR AREA 10,900 SQ.FT.

POWER 600v/400AMP TBC
YARD COMPACTED, GRAVELLED AND FENCED
OVERHEAD DOORS (5) 14' x 18' High
SUMPS 1



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