



For Sale

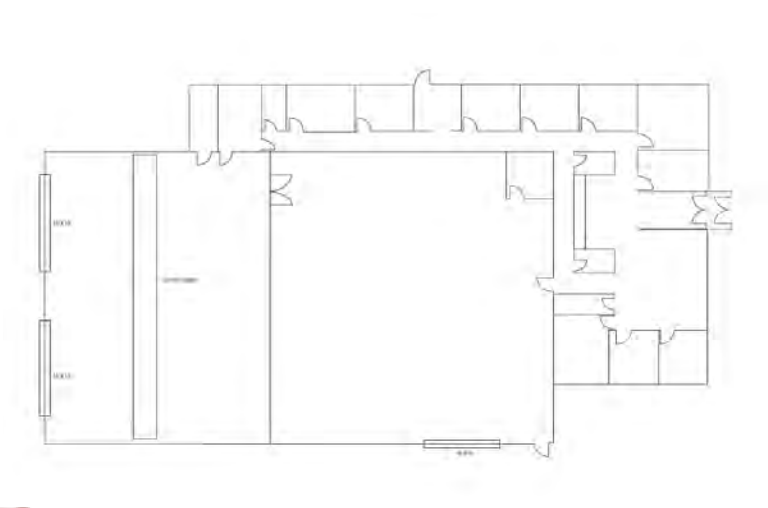
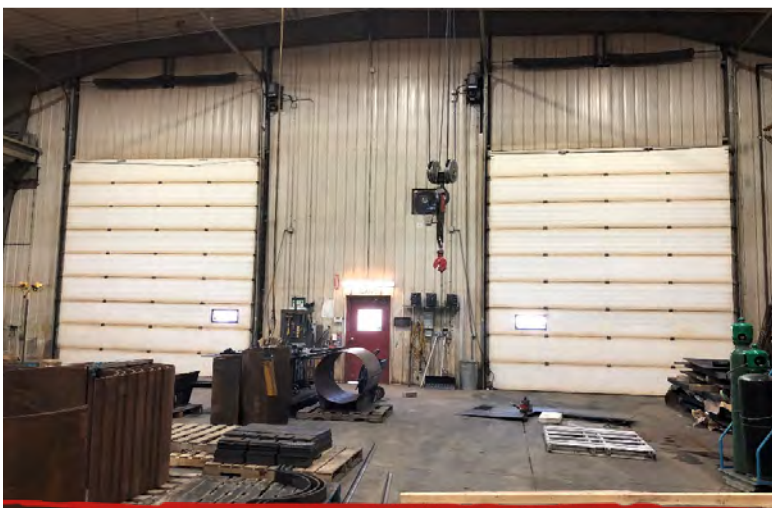
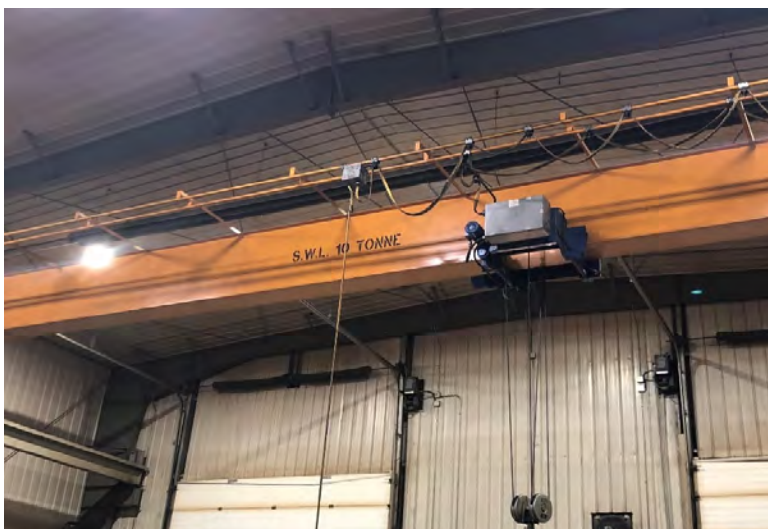
11,443 s.f. Stand Alone Industrial Building on 1.5 Acres

3902 82 Avenue,
Leduc, Alberta

- › 3,300 SF of developed office space and amenities
- › 10 ton crane
- › 3 grade doors (2-16'x18', 1-14'x16')
- › Approximately 34,500 SF fenced, graveled and compacted yard
- › Great access to Airport Road and Highway 2



*Achieve
Ambitions*



Additional Information

Available Area: 11,443 s.f.

Legal Description: Plan 032 2880 Block 4 Lot 15

Site Size: 1.5 acres

Zoning: (IM) Medium Industrial

Ceiling Height: Approximately 28' clear

Loading: Grade

Power: 3 Phase, 400 AMP, 480 Volt

Heating: Radiant tube

Property Taxes: \$27,573.88 (2018 estimate)

Sale Price: \$2,600,000.00

Available: Negotiable



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