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## 3912 68TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Leduc, Alberta



**Listing ID:**  
35156


**MLS ID:**  
A2309167

**\$2,950,000**



 **PHIL YAN**  
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 3912 68th Avenue , Leduc , Alberta T9E 0Z4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> Industrial Improved	<b>Subdivision</b> NONE	<b>Building Type</b> Warehouse
<b>Year Built</b> 2013	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 1223336	<b>Building Area (Sq. Ft.)</b> 9750.00
<b>Building Area (Sq. M.)</b> 905.80	<b>Lot Size (Sq. Ft.)</b> 53143	<b>Lot Size (Acres)</b> 1.22
<b>Inclusions</b> N/A	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Other Documents

This 9,750 sf industrial warehouse sits on 1.22 acres of fully fenced and well compacted yard in a handy location in the Leduc Industrial Park, just minutes from the heart of Leduc and 5 minutes from the QE II Highway near the Edmon-ton International Airport. Office space is 1,625 sf with a similar sized mezzanine for storage or extra office build-out. Warehouse space is 8,125 sf and includes 4 grade level 16' X 14' overhead doors and 3 man doors. 400A 480V/3 phase power, ra-diant heat and HID sodium lighting, 10 ton SWL overhead crane. 17' 3" clear under hook and 19" clear under crane beam. Ceiling height is 24' at eaves. Improvements: Pre-engineered steel, metal clad 65' X 150" building with 1,625 sf of modern and functional office space include 3 offices, lunch room and washroom. Mezzanine allows for storage or additional office build-out. 8,125 sf of warehouse space includes washroom, mechanical room, 4 overhead doors, 10 ton crane, 2-stage sump, radiant heat, Sodium HID lighting and 480A/ 3 phase power.

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