

# FOR SALE OR LEASE

## LEDUC LAND - 2.47 ACRES ON 39 STREET



### HIGHLIGHTS

Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive and 65 Avenue

Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton

Neighbouring businesses include Rocanda Enterprises, Truebore Machining Inc, Little Guy Oilfield Rentals Inc. and KBL Environmental

Fully compacted gravel, fenced and gated yard

Electrical plug ins along fence

ATCO shack included

**Jim McKinnon**  
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780-719-8183  
jim@aicrecommercial.com

**Erin Kobayashi**  
Partner / Associate  
780-218-7585  
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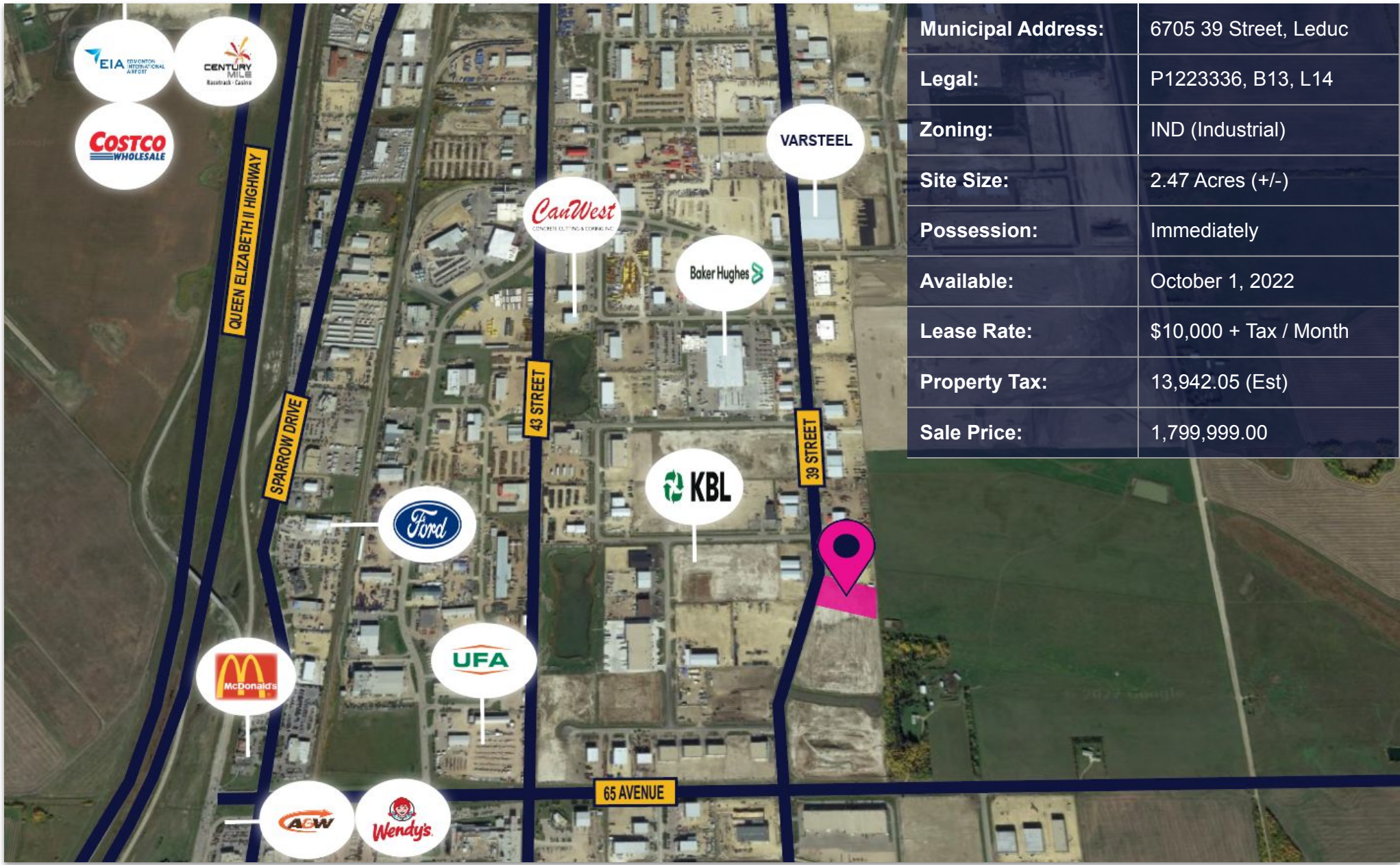
**Meadow Kenney**  
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# Property Details



<b>Municipal Address:</b>	6705 39 Street, Leduc
<b>Legal:</b>	P1223336, B13, L14
<b>Zoning:</b>	IND (Industrial)
<b>Site Size:</b>	2.47 Acres (+/-)
<b>Possession:</b>	Immediately
<b>Available:</b>	October 1, 2022
<b>Lease Rate:</b>	\$10,000 + Tax / Month
<b>Property Tax:</b>	13,942.05 (Est)
<b>Sale Price:</b>	1,799,999.00

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