

PRICE REDUCED



\$895,000.00



**FOR SALE**

Leduc Industrial Bay

#104, 6905 39 Street, Leduc

4,750 SF w/ 2,340 SF Yard (+/-)



**AICRE**  
COMMERCIAL

# FOR SALE

## #104, 6905 39 Street, Leduc



- 5 TON CRANE CAPABLE
- YARD INCLUDED IN SALE
- GRADE LOADING

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, Nisku and Edmonton

Located in the Leduc Business Park

Separately titled unit

Professionally managed building

3 phase power with multiple outlets

Second floor office

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

**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Colton Colquhoun**  
Associate Broker  
780-830-9120  
colton@aicrecommercial.com

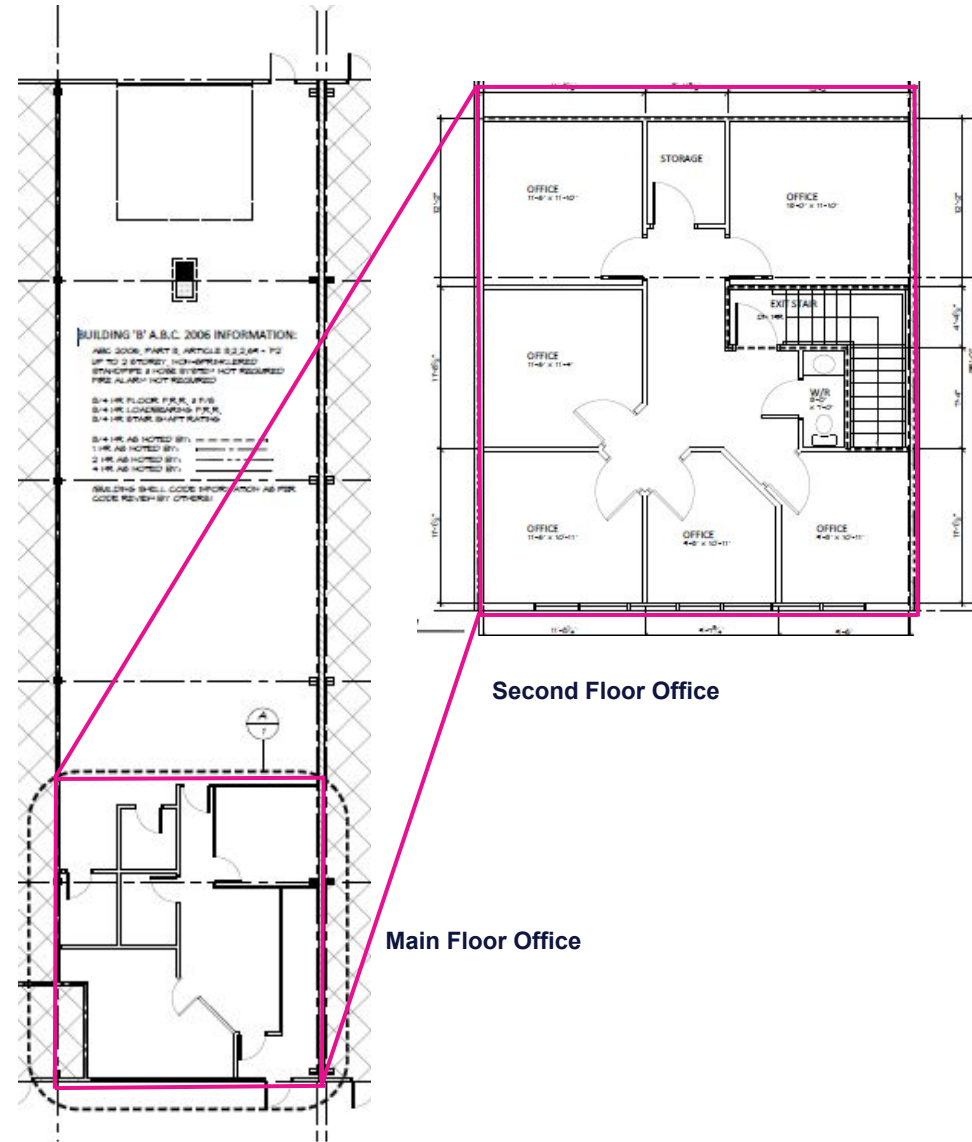
**Meadow Kenney**  
Associate  
780-271-4845  
meadow@aicrecommercial.com

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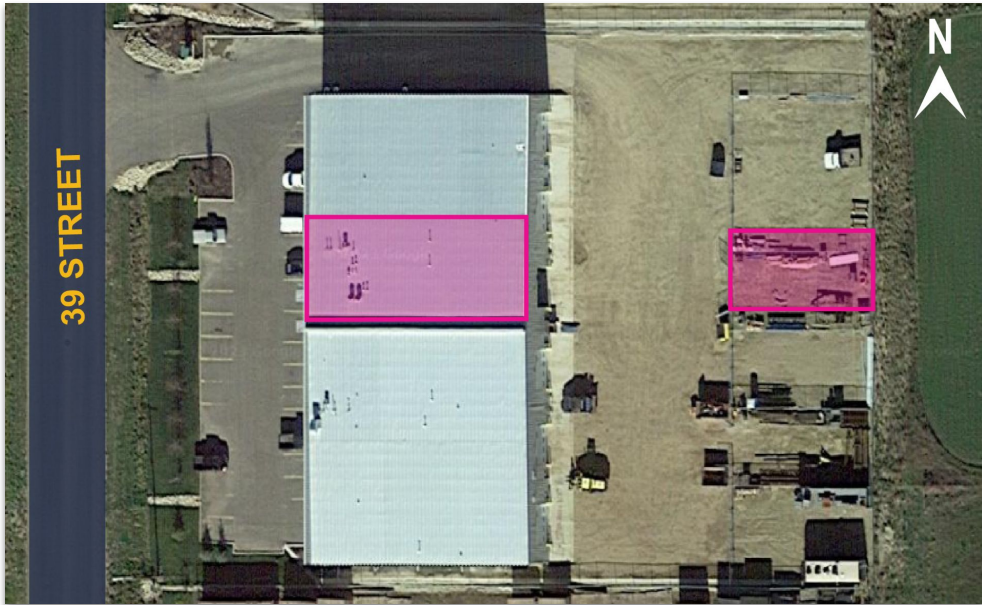
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### Property Specifications

Yard:	Fenced & Gated
Heat:	Radiant
A/C:	Yes - In Offices
Power:	200 A / 120/208 V / 3 Phase (TBC)
Loading:	1 x 16' x 16' Grade Door
Ceiling Height:	27' - 29'
Air Make-Up:	Yes - Exhaust Hood
Compressor:	Yes
Sump:	2 - Stage sump

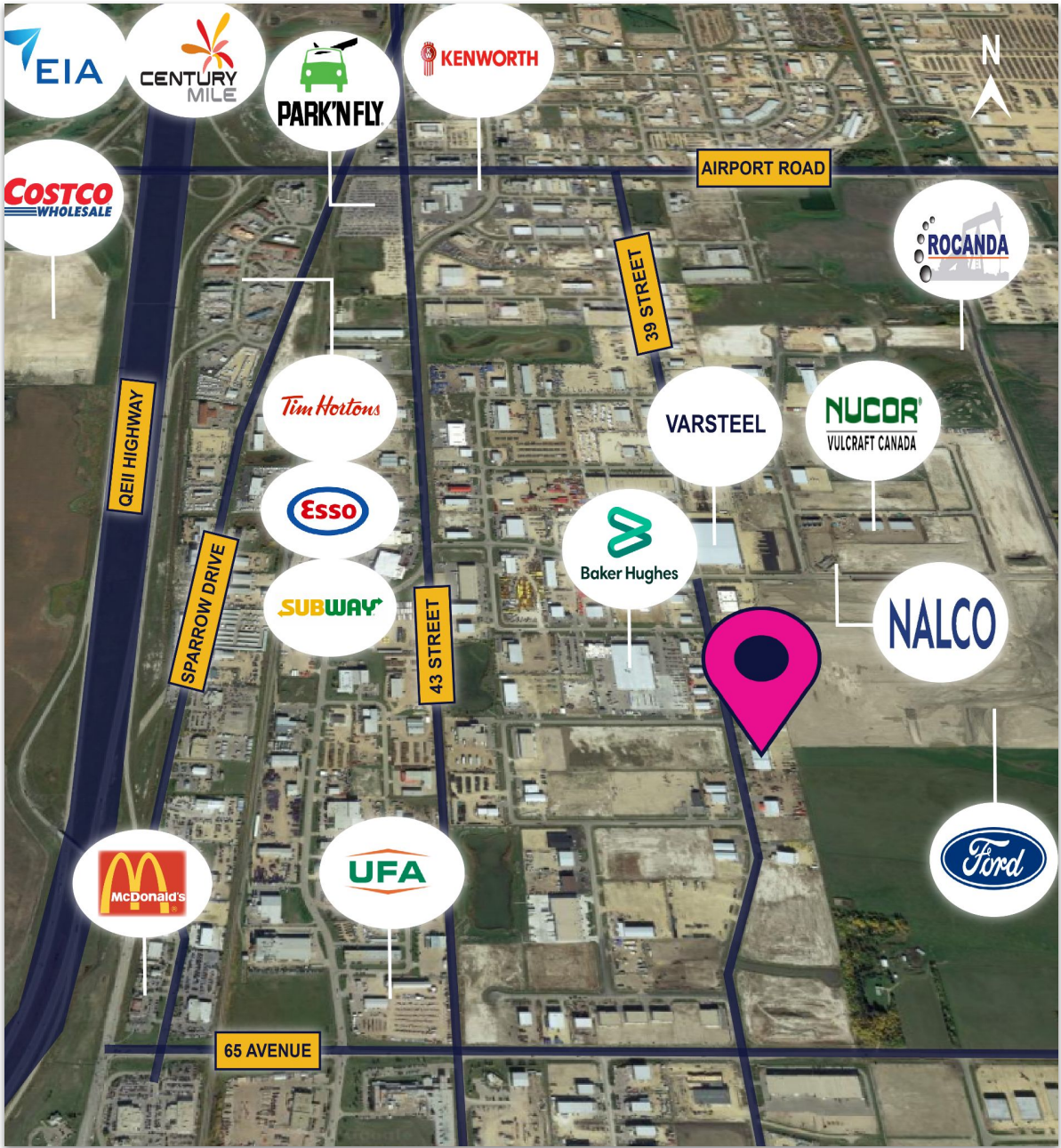


\*Floor plans are for illustrative purposes only



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## Property Details

<b>Address:</b>	#104, 6905 39 Street, Leduc
<b>Legal:</b>	Plan 1424096, Unit 4
<b>Zoning:</b>	IM (Medium Industrial)
<b>Total Size:</b>	4,750 SF (+/-)
<b>Shop:</b>	3,650 SF (+/-)
<b>Main Office:</b>	1,050 SF (+/-)
<b>Second Floor Office:</b>	1,050 SF (+/-)
<b>Yard Size:</b>	2,340 SF (+/-)
<b>Available:</b>	Immediate
<b>Property Taxes:</b>	\$10,582.57
<b>Condo Fees:</b>	\$850.05 / Month (2023 Estimate)
<b>Sale Price:</b>	<del>\$999,999.00</del> <b>\$895,000.00</b>

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