



#106, 3906 82 Avenue, Leduc

Industrial Investment Bay



PROPERTY DETAILS

Address:	#106, 3906 82 Avenue, Leduc
Legal:	Plan 0727716, Unit 10
Zoning:	Medium Industrial (IM)
Total Size:	4,950 SF (+/-)
Main Floor:	3,900 SF (+/-)
Mezzanine:	1,050 SF (+/-)
Lease:	5 Year lease in place
NOI:	\$66,825.00
Property Taxes:	\$8,047 (2023)
Sale Price:	\$1,190,000.00



PROPERTY HIGHLIGHTS

- Industrial investment with income in place
- 5 Year tenant lease in place
- High quality tenant
- Easy ingress and egress
- Overhead grade loading door
- Ample natural light

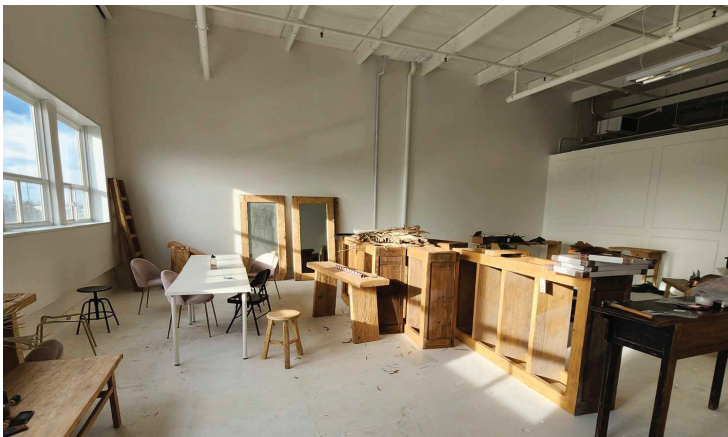


Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

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



Rear grade loading door



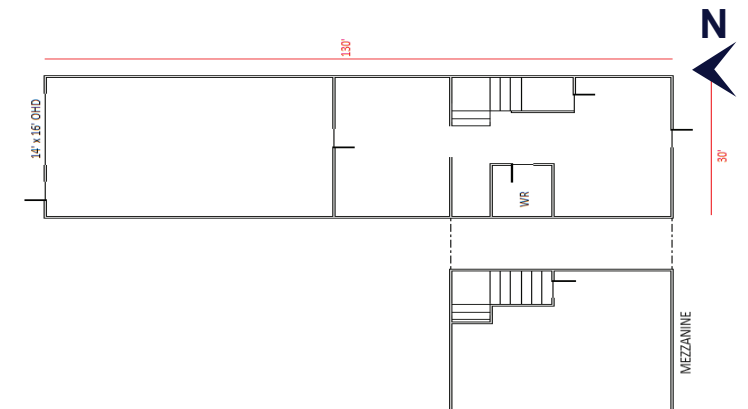
Mezzanine



Mezzanine



Showroom



Floor plan

Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

PROPERTY SPECIFICATIONS

Heat:	Radiant
Power:	600 V / 200 AMP / 3 Phase TBC
Loading:	1 x 14' x 16' Grade Door
Ceiling Height:	26'
Sump:	2 - Stage



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

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

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