



7803 39 Street, Leduc

12,375 SF on 2.02 ACRES (+/-)



PROPERTY DETAILS

Address:	7803 - 39 Street, Leduc
Legal:	Plan 0524392, Block 7, Lot 7
Zoning:	IM (Medium Industrial)
Lot Size:	2.02 Acres (+/-)
Building Size:	12,375 SF (+/-)
Shop Size:	8,125 SF (+/-)
Office Size:	2,625 SF (+/-)
2nd Floor Office:	1,625 SF (+/-)
Possession:	Immediately
Year Built:	2006
Property Taxes:	\$33,002.00 (2025 est.)
Sale Price:	\$3,500,000.00



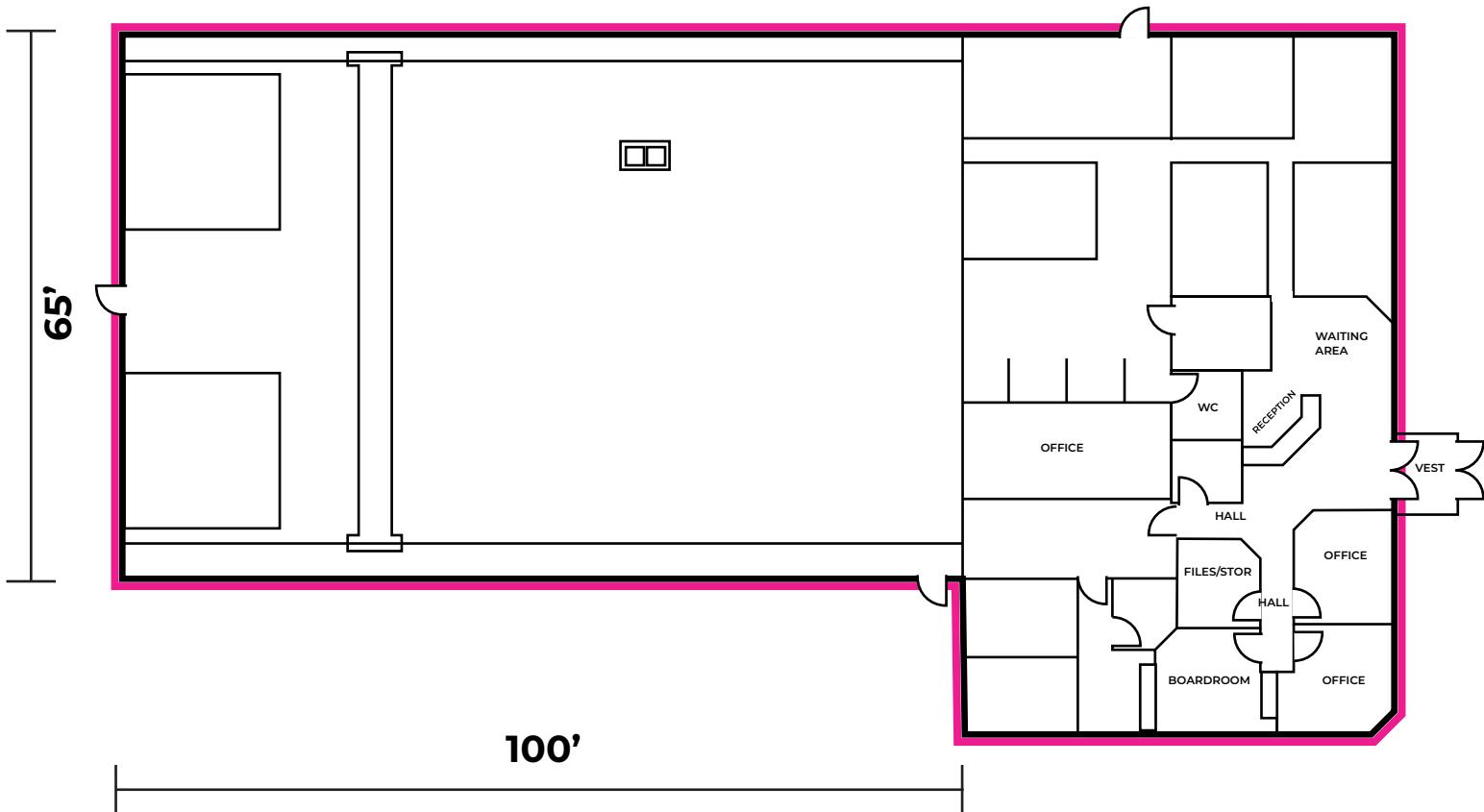
PROPERTY HIGHLIGHTS

- Stand-alone shop with office
- 1 x 10 Ton crane
- 3 Grade loading door
- Fully fenced and compact gravel yard
- Main floor and mezzanine office
- Additional storage built above mezzanine
- Immaculate condition: ideal for many industrial users

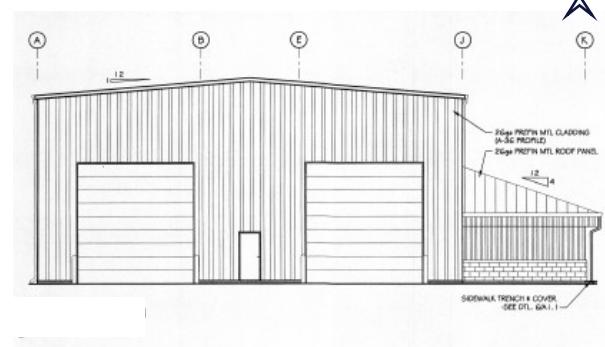


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EAST ELEVATION



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

Property features:


SUMP



HEAT



CRANE



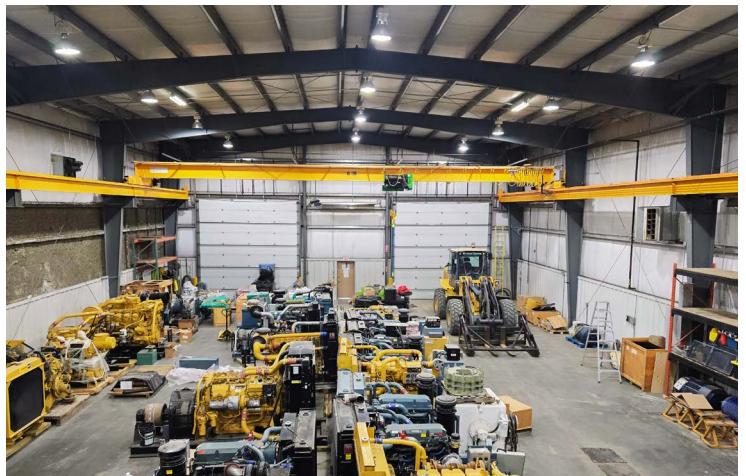
LOADING



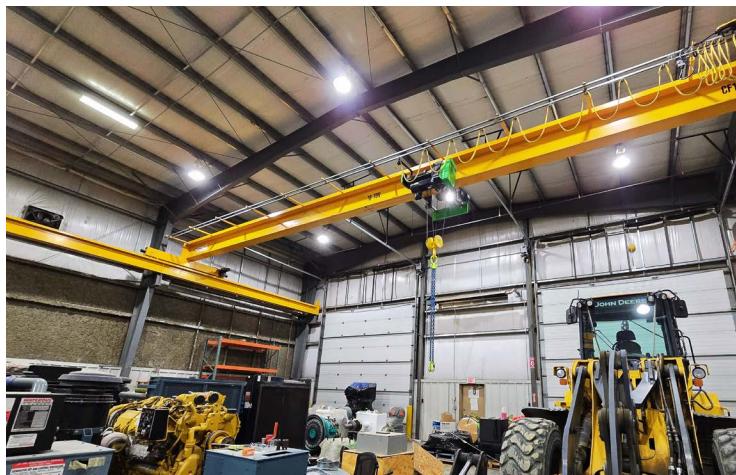
YARD



3 Grade Loading Doors



24' Height Ceiling | Sump



1 x 10 Ton Crane



Mezzanine w/6 Offices and Boardroom



Reception



Lunchroom


**PROPERTY
DETAILS**

Yard:	Fenced & graveled
Heat:	Radiant in Shop
	A/C in Office
Make-Up Air:	Yes
Power:	120 - 208 v / 400 Amp / 3 Phase – TBC
Loading:	2 x 20' x 20' Loading Grade Doors
	1 x 12' x 14' Loading Grade Door
Crane:	1 x 10 Ton
Ceiling Height:	24' Clear
Sump:	Yes


**NEIGHBORHOOD
HIGHLIGHTS**

- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive, Airport Road and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton Neighbouring businesses include Tadano America Corporation, Vulcraft, TNT Crane & Rigging, Welltec Canada Inc. and Ford Motor Company Canada Edmonton PDC



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