



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



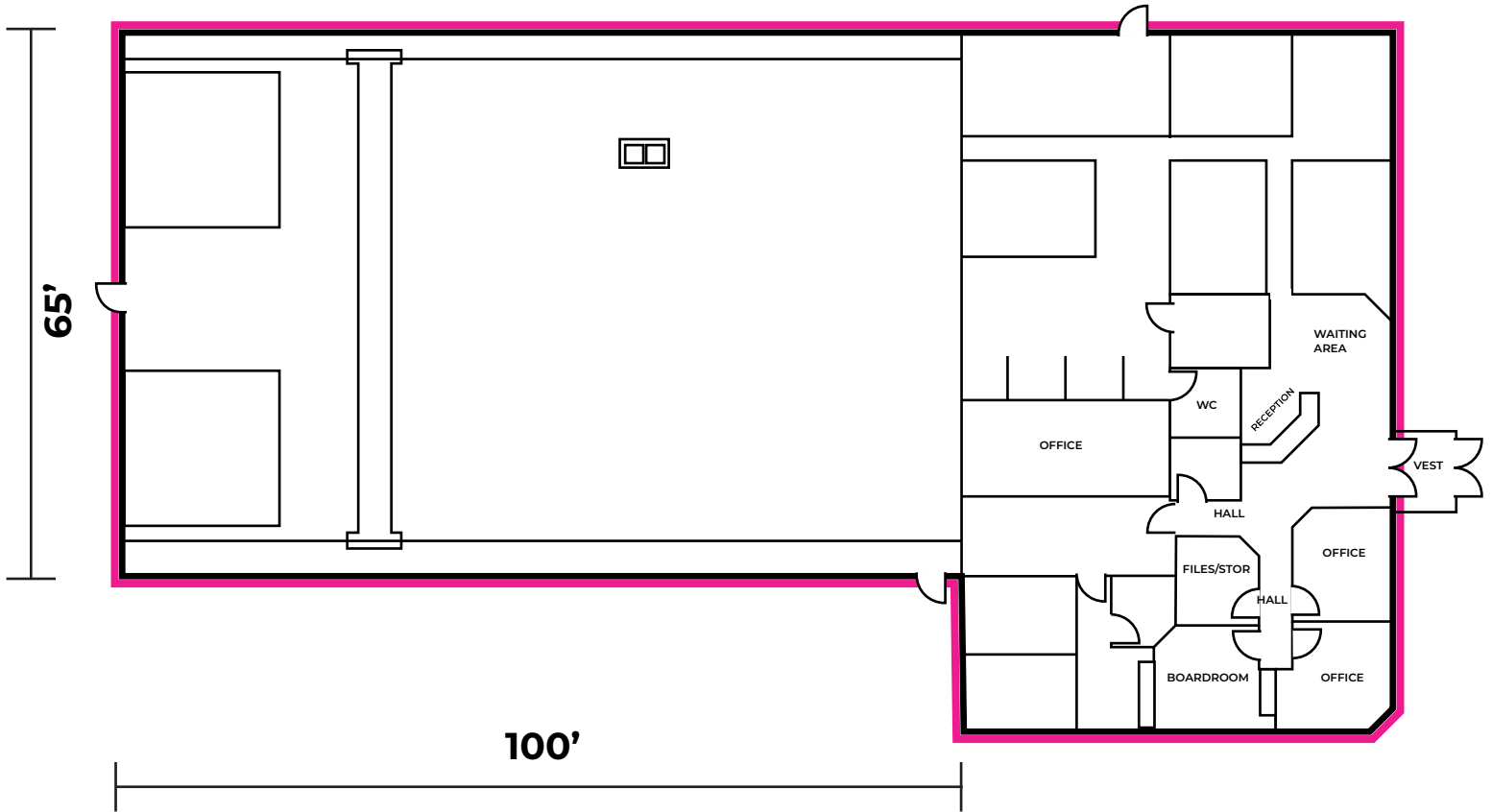
PROPERTY HIGHLIGHTS

- 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

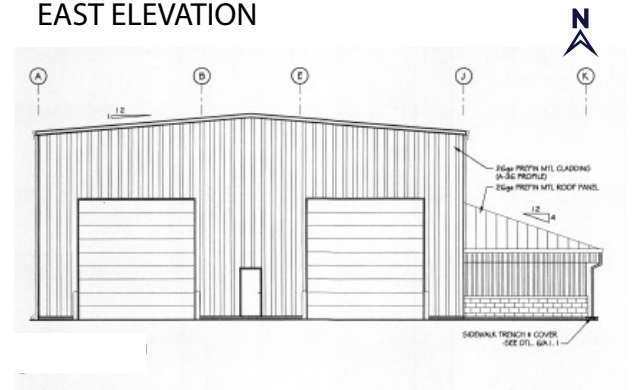


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EAST ELEVATION



Property features:



SUMP



HEAT



CRANE



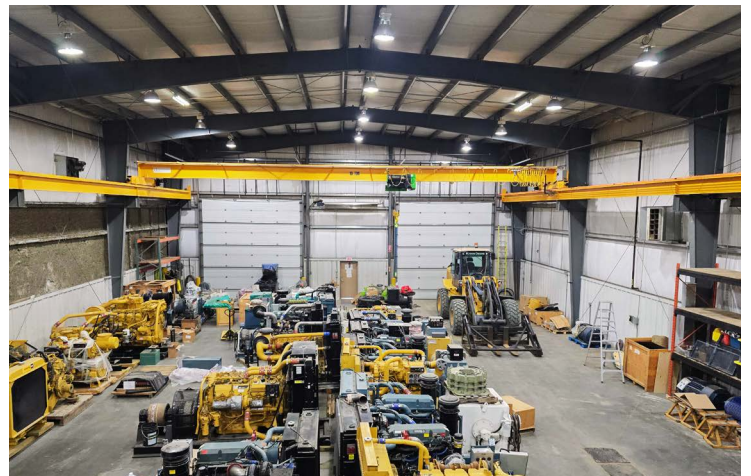
LOADING



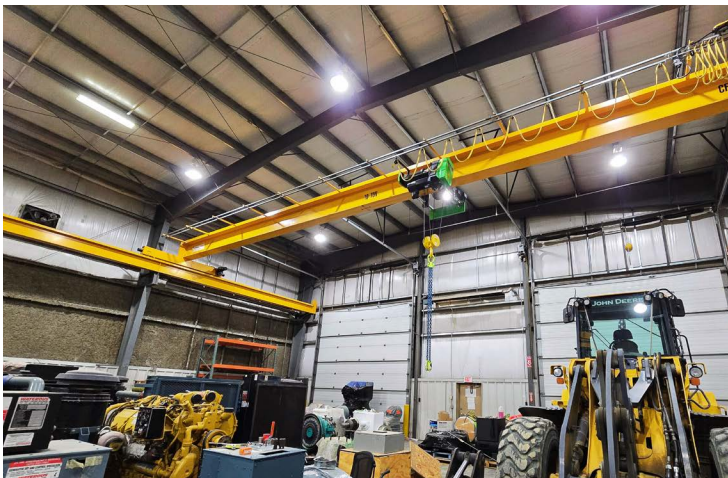
YARD



3 Grade Loading Doors



24' Height Ceiling | Sump



1 x 10 Ton Crane



Mezzanine w/6 Offices and Boardroom



Reception



Lunchroom

Neighbourhood features:



**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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