

# FOR LEASE

## LEDUC INDUSTRIAL CONDO

#111 & #112, 5512-45 Street, Leduc, AB



### HIGHLIGHTS

- 2,750 sq ft (+/-) industrial bay
- (2) 12' x 14' grade loading doors
- 3 offices, 1 washroom, kitchenette
- Dual compartment sumps
- Common yard is fenced, gated, graveled
- Excellent access from 45 Street, 65 Avenue & QE II

### CONTACT

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6940-76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

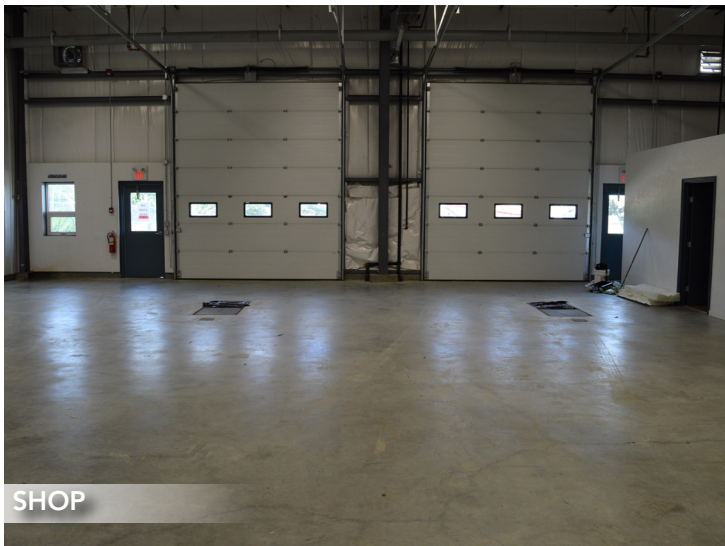
MUNICIPAL ADDRESS	#111 & #112, 5512-45 Street, Leduc, AB
LEGAL DESCRIPTION	Plan: 0522213; Blk: 25; Lot: 1A
ZONING	IL (Light Industrial)
SIZE	2,750 sq ft (+/-)
GRADE LOADING	(2) 12' x 14'
CEILING HEIGHT	20' clear
HEATING	Radiant
POWER	100 amp, 277/480 volt, 3 phase
SUMP	Dual compartment

## FINANCIALS

LEASE RATE	\$12.00/sq ft
OPERATING COSTS	\$2.95/sq ft (2019 est.)
POSSESSION	Immediate

## ADDITIONAL INFO

- 3 offices, 1 washroom, kitchenette
- Sprinkler system
- Dual compartment sumps
- 8" floor
- Insulation: R-30 in ceiling and R-20 in walls
- Interior bay length 48' 7"



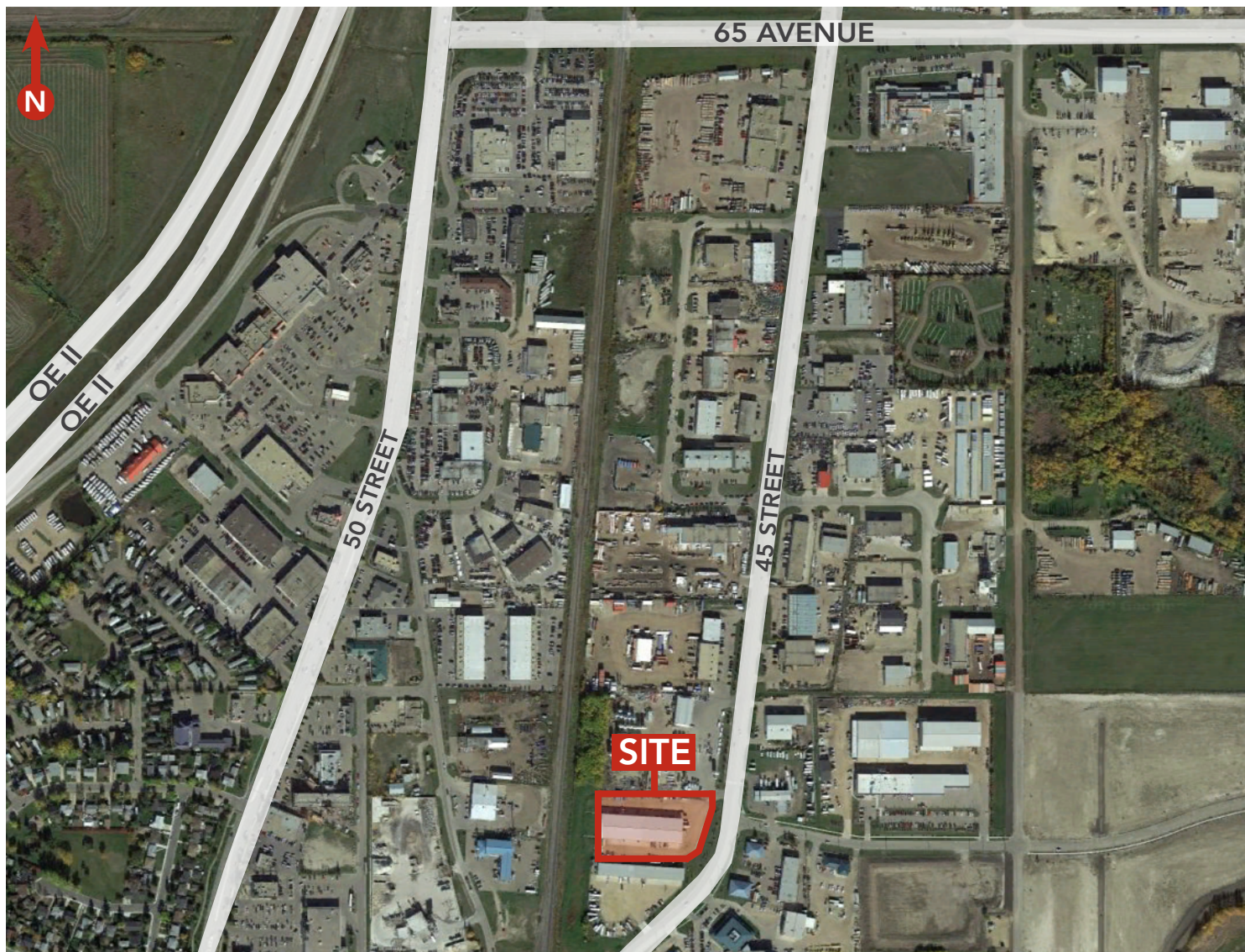
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# PROPERTY LOCATION



## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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