

FOR SALE

12.8 ACRES WITH OFFICE & SHOP

51016 Range Road 30, Leduc County, AB

PRICE REDUCED!



HIGHLIGHTS

- 4,353 sq ft (+/-) free standing building
- 12.8 acres (+/-) zoned for Highway Commercial
- Low site coverage (1%)
- Yard packed for heavy equipment
- Fronting Highway 770

CONTACT

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BERT GAUDET
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T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	51016 Range Road 30, Leduc County, AB
LEGAL ADDRESS	Portion of SE 1-51-3-W5th, Leduc County, Alberta
TYPE OF PROPERTY	Industrial Single Tenant Building
ZONING	CH - Highway Commercial
SITE	12.8 acres (+/-)
HEATING	2 suspended heaters in shop and forced air in office
POSSESSION	Negotiable
SERVICES	Fully Serviced
LOADING	(1) 12' x 12' overhead door (1) 12' x 14' overhead door
CONSTRUCTION	Wood frame
POWER	200 Amp (TBC)
SPACE AVAILABLE	4,353 sq ft (+/-) 2,353 sq ft (+/-) office/showroom 2,000 sq ft (+/-) shop/warehouse
CEILING HEIGHT	14' clear
ADDITIONAL INFORMATION	T5 lighting Floor drain in shop 3 offices, kitchen, (2) two piece bathrooms, reception area in office

FINANCIALS

PURCHASE PRICE	\$950,000.00 \$790,000.00
TAXES	\$3,521.19 (July 2019)



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PROPERTY PHOTOS





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PROPERTY LOCATION

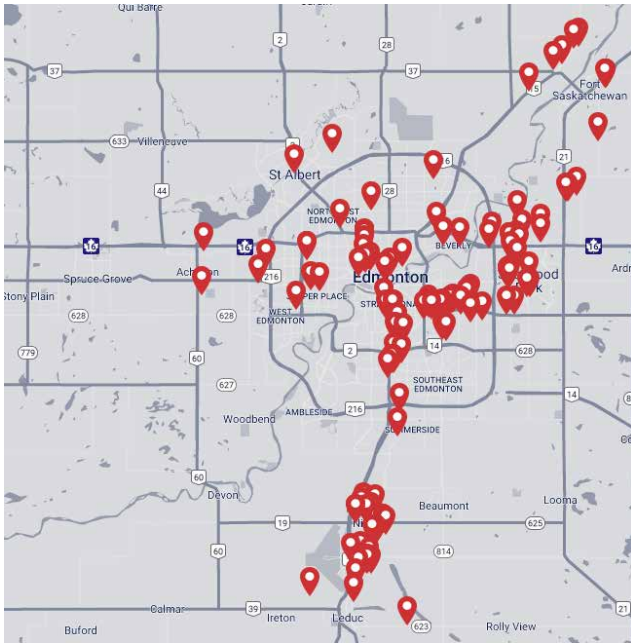


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ABOUT ROYAL PARK REALTY



- Customized service
- Creative commission structures
- Excellent track record
- Large network
- Diverse professional team
- Excellent customer service
- 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

BERT GAUDET Director, Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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