



## Leduc Alberta

\$16

High Visibility Property with Prime Exposure. Steel Framed building features a reception area, 2 offices, mezzanine level with kitchenette, 2 washrooms- one on main floor and one on mezzanine level, WAREHOUSE bay with 16' (w) x 18' (H) OVERHEAD door, 26 high ceilings, 3 phase 600V power, radiant heating, floor drain, LED Lighting, 10 Ton Crane ready, city water and sewer, sprinkler system throughout, security system roughed in, Air conditioning in front office and mezzanine. 2 assigned energized parking stalls with additional customer parking in front. Total of 3824 SF, with 2882 SF main and 942 SF mezzanine. Located in Leduc, making it a perfect opportunity for a range of professional and commercial endeavors. (id:6769)

Listing Presented By:



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