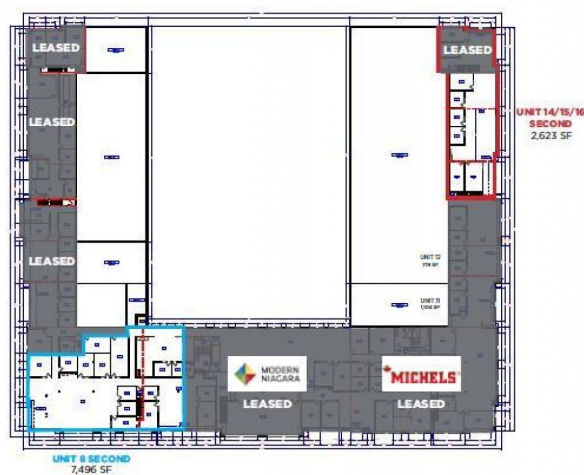
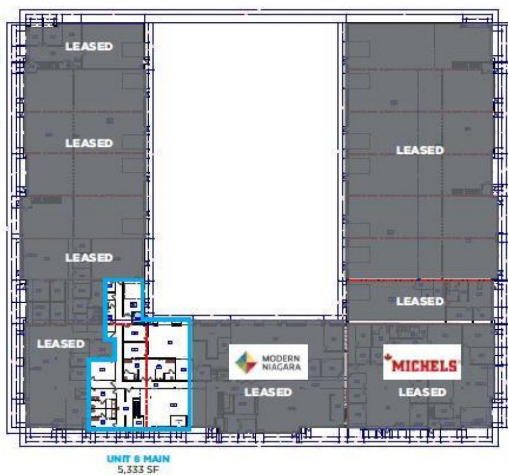


Unit	Floor	Size
8	Main	5,333 SF
8	2nd	7,496 SF
14/15	2nd	1,827 SF
14-16	2nd	2,623 SF

BUILDING C BAYS  
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# Leduc Alberta

\$11

UNDER NEW OWNERSHIP. Construction - Tilt Up Concrete. Excellent curb appeal and campus style office amenities. Ability to customize interior-build out to suit operator needs. New ownership with plans in place to complete \$3M+ in site work. Strategically located fronting Airport Road, the two properties are situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport ("EIA"), highway systems and rail infrastructure. Building A: 796 sq.ft. to 15,452 sq.ft.? of office build outOther Property Types: OfficeSubject Space Width: 150Ownership Interest: PrivateSeller Rights: NoAppointment Name: Ryan BrownAppointment Phone: 780-436-7410Lease Operating Costs Included: Property Taxes, Insurance, Common area maintenanceParagon Listing ID: E4370972 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



RE/MAX River City

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net