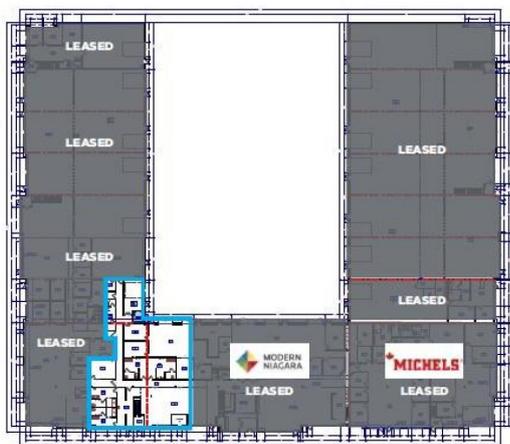
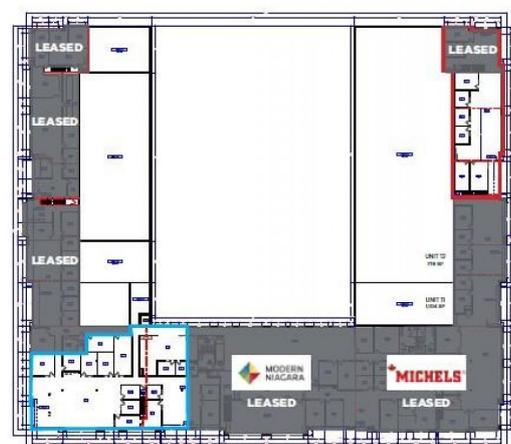


Unit	Floor	Size
8	Main	5,333 SF
8	2nd	7,496 SF
14/15	2nd	1,827 SF
14-16	2nd	2,623 SF



2 ACRES
YARD
AVAILABLE



UNIT 14/15/16
SECOND
2,623 SF



UNIT 8 MAIN
5,333 SF

UNIT 8 SECOND
7,496 SF

Leduc Alberta

\$11

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: 5333-12,829 sq.ft.? of office build out
Other Property Types: Office
Subject Space Width: 150
Ownership Interest: Private
Seller Rights: No
Appointment Name: Ryan Brown
Appointment Phone: 780-436-7410
Lease Operating Costs Included: Property Taxes, Insurance, Common area maintenance
Paragon Listing ID: E4370972 (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



RE/MAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca