



Multi-Tenant Industrial Property

YEG EIA INVESTMENT OPPORTUNITY

4504/76 - 36 STREET EAST, LEDUC COUNTY

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

DEREK CLAFFEY

Senior Associate
587 635 2478
dclaffey@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

MAT HEHR

Associate
587 635 2485
mhehr@naiedmonton.com










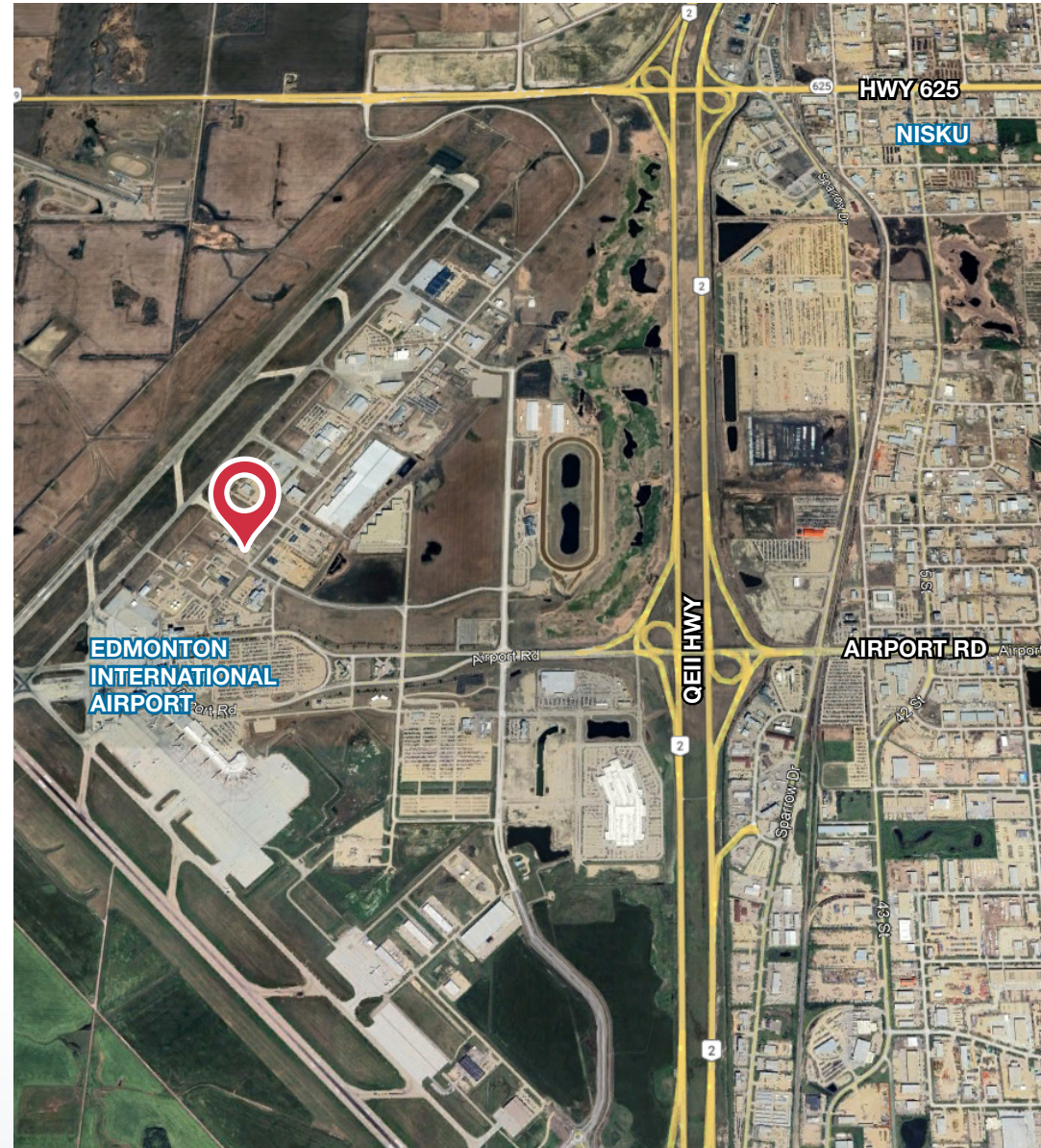
Excellent Opportunity for

Investors looking for turn key industrial investment in premium location

An **Owner/User** looking to own and occupy a portion of the building with strong rental income from existing tenants

Property Highlights:

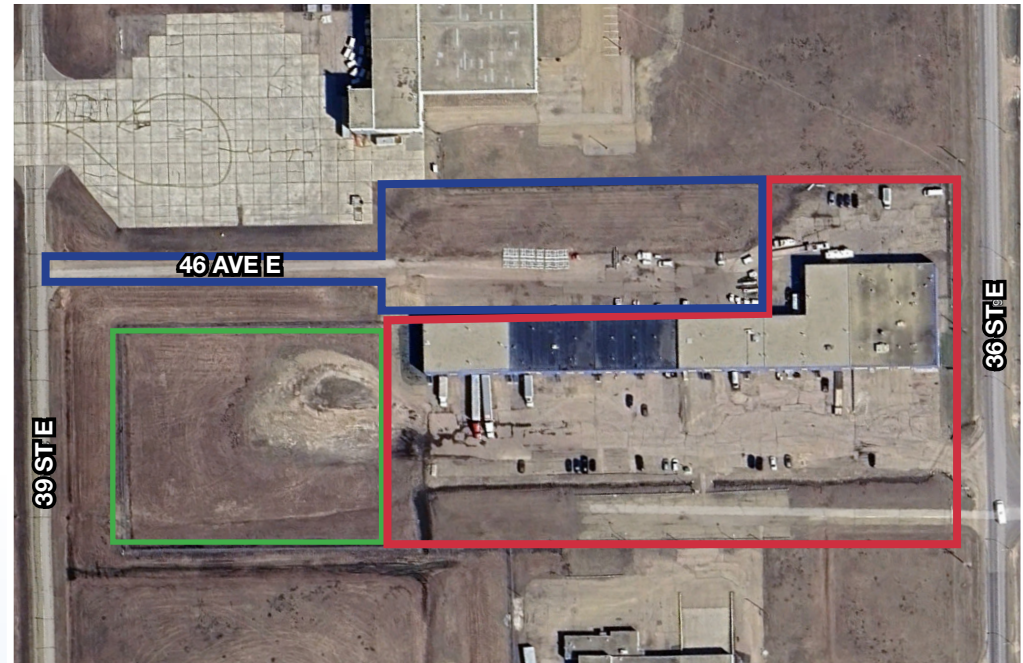
-  Attractive location with both ground and airside access, giving it a unique proposition to any tenant servicing the airport or airport clients
-  55,799 Sq.Ft. on 6.7 Acres. Building is 82% occupied as of September 2025
-  Current income of \$475,000 NOI and stabilized income of \$582,000. Vendor will headlease vacancy for 1 year at \$10 psf net
-  Weighted average lease term remaining of 2.36 years
-  All units demised with warehouse, multiple dock and grade loading options, large marshalling/small yard areas, multiple main/second floor office configurations and kitchenettes
-  Easy access off QEII Highway and nearby Leduc/Nisku Industrial areas
-  Lease space available - please inquire



*The pro forma NOI includes Net Lease rate assumptions for the project at full occupancy. The reader is reminded that statements with respect to the anticipated future performance of the property, as well as financial information and projections into the future, reflect various subjective assumptions concerning anticipated results, which may or may not prove to be correct. No representation or warranties, expressed or implied, are made as to the accuracy of such statements, financial information and projections. Information is provided as a convenience only and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.

Additional Information

LEGAL DESCRIPTION	Plan 7622428 Lot 83/84/85/86/87
BUILDING SIZE	55,799 sq.ft.±
SITE SIZE	6.7 acres
ZONING	Edmonton International Airport
CEILING HEIGHT	18'-22' clear
HEATING	Rooftop HVAC and Natural Gas Fired Unit Heaters
ROOF	Half the roof replaced in 2023
POWER	500A, 277/480V, 3 phase, 4 wire (To be verified per unit)
LIGHTING	LED upgrades in multiple bays and T8 Fluorescent
PARKING	Standard Parking Stalls: 90
YEAR BUILT	1978-1979
ASKING PRICE	\$8,000,000 (\$143/sq.ft.)
PROPERTY TAXES (2025)	\$63,700.11 (2025)



— NOT INCLUDED IN SALE - CAN BE LEASED SEPARATELY FROM EIA
 — GROUND SIDE YARD
 — AIR SIDE YARD

