

# SALE/LEASE

1.24 Acres (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**LOT 9 | 3301 - 74 Avenue, Leduc AB**

## LEDUC BUSINESS PARK

### Property Highlights

- Stand-alone buildings with yard
- Turn-key insulated concrete tilt up buildings
- 6 lots ranging from 1.24 to 2.03 Acres (+/-)
- Zoning - M2 (Medium Industrial)
- Fenced and graveled
- Crane ready
- Design build options available
- Drive-thru bays



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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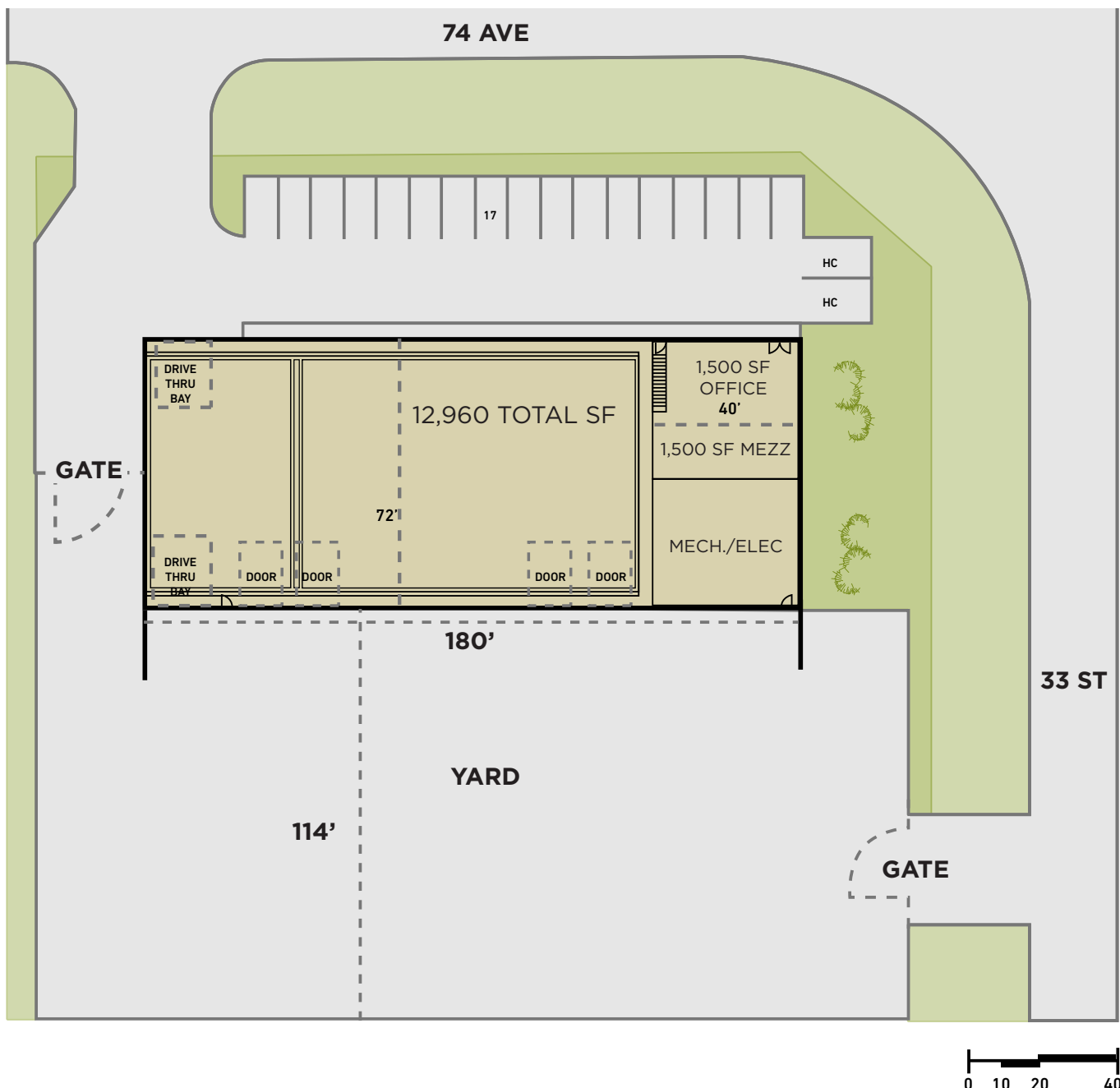
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## ADDITIONAL INFORMATION

- Prominent service industry for Fort McMurray
- Located just 34 km from Edmonton
- Location has some of the fastest growing demand for industrial space
- Minutes from Edmonton International Airport (EIA)
- Insulated concrete tilt-up
- Crane ready 10 tonne
- High efficiency building
- Stand-alone buildings with compacted yards



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## Property Information

**Municipal Address:** 3301 - 74 Avenue, Leduc, AB

**Legal Address:** Plan 1423864, Block 18, Lot 9

**Building Size:** 12,960 Sq. Ft. (+/-)

**Lot Size:** 1.24 Acres (+/-)

**Zoning:** M2 (Medium Industrial)

**Power:** 400 AMP 600 Volt 3 Phase

**Ceiling Height:** 24'

**Loading:** (4) 14' x 16' Grade Doors

**Possession:** Immediate/negotiable

## Contact

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**Purchase Price:** Market

**Lease Rate:** \$14.00/Sq. Ft.

