NAI Commercial

FOR SALE
Thrifty Building

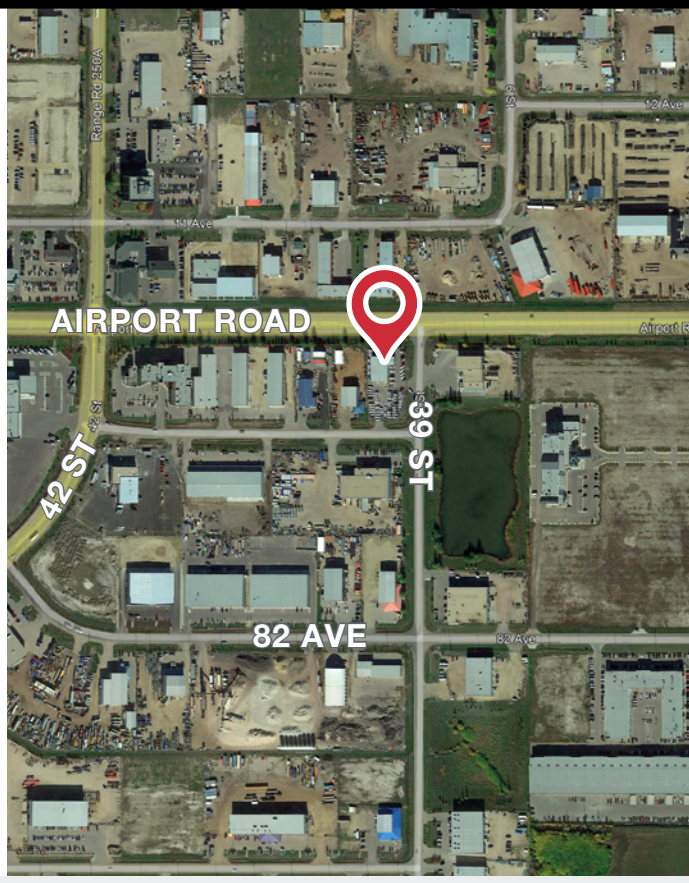


FREESTANDING BUILDING ON 1.08 ACRE OF LAND

8400 - 39 STREET, LEDUC, ALBERTA

PROPERTY HIGHLIGHTS

- 7,375 sq.ft. freestanding building on 1.08 acre of land
- Frontage on Airport Road
- Paved and secured yard with a separate approach
- Drive through wash bay
- Two service bays



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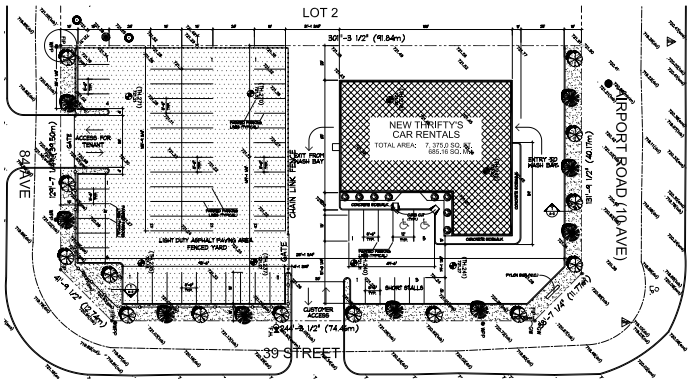
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LEDUC, ALBERTA

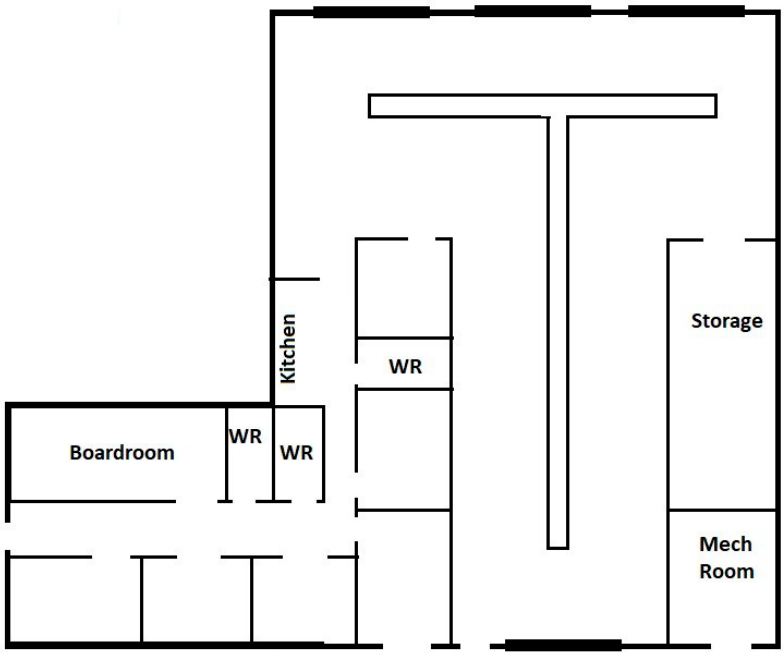
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ADDITIONAL INFORMATION

AREA AVAILABLE	7,375 sq.ft.±
SITE/YARD SIZE	1.08 acres
ZONING	IL (Light Industrial)
LOADING	(2) 12'x12' grade doors (2) 12'x12' drive through doors
CEILING HEIGHT	17'
POWER	400 amp, 600 volt, 3 phase, 4 wire
AVAILABILITY	60-90 days
PROPERTY TAXES	$18,499.77 (2022 estimate)
SALE PRICE	$1,890,000



FOR ILLUSTRATIVE PURPOSES ONLY • MEASUREMENTS MAY NOT BE EXACT

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