

FOR SALE

2,640 Sq. Ft. (+/-)

**MOTIVATED VENDOR
PRICE REDUCED!**

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#111, 3912 – 77 Avenue, Leduc, AB

OWNER-USER/ INVESTMENT OPPORTUNITY

Property Highlights

- Radiant heat
- Abundant office build-out
- Second-floor office and boardroom
- Professionally managed property
- 2-stage sump
- Fenced compound
- Ventilation fan



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Investment Opportunity

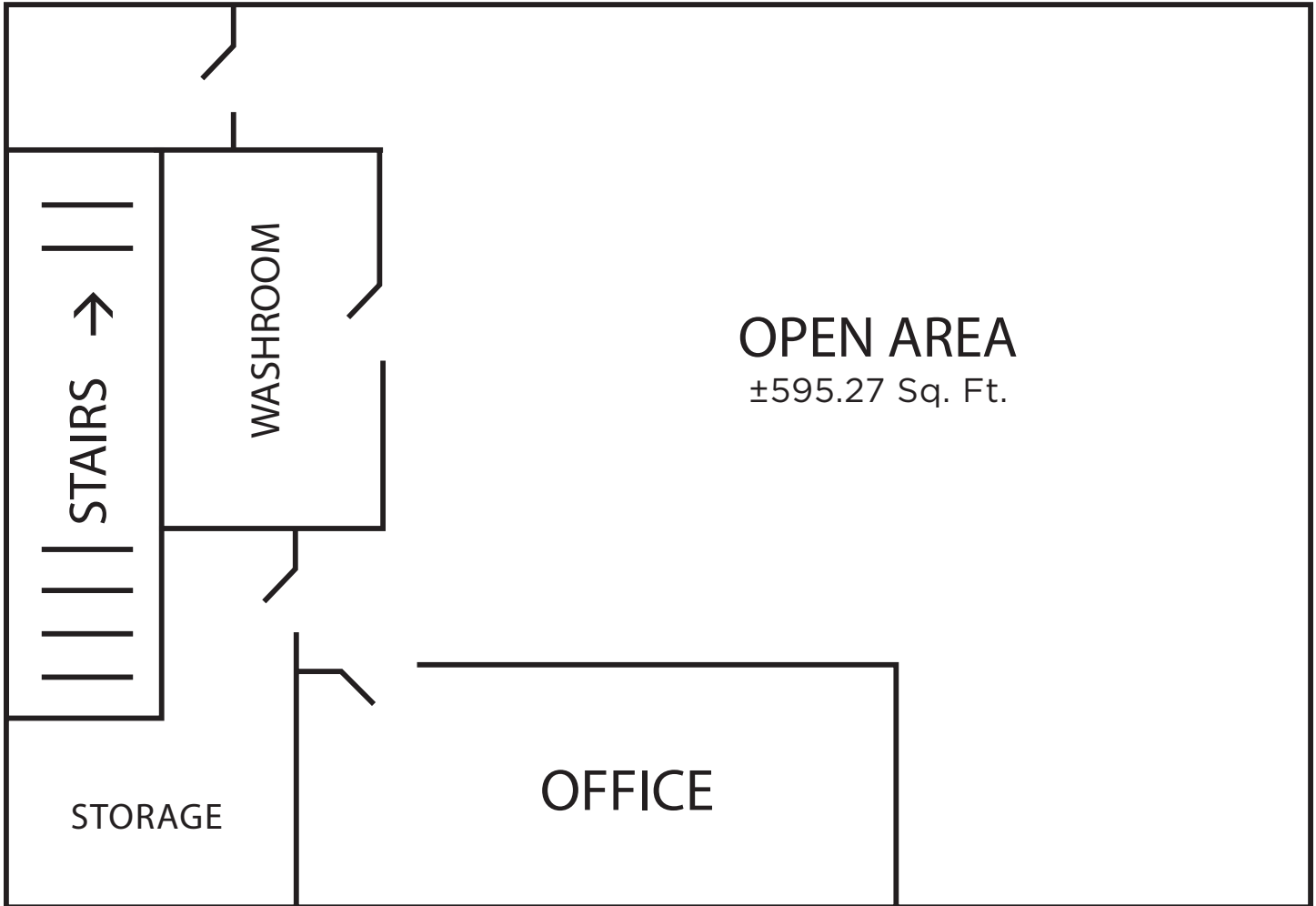
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR SALE

Investment Opportunity

Upstairs Office 595.27 Sq. Ft.



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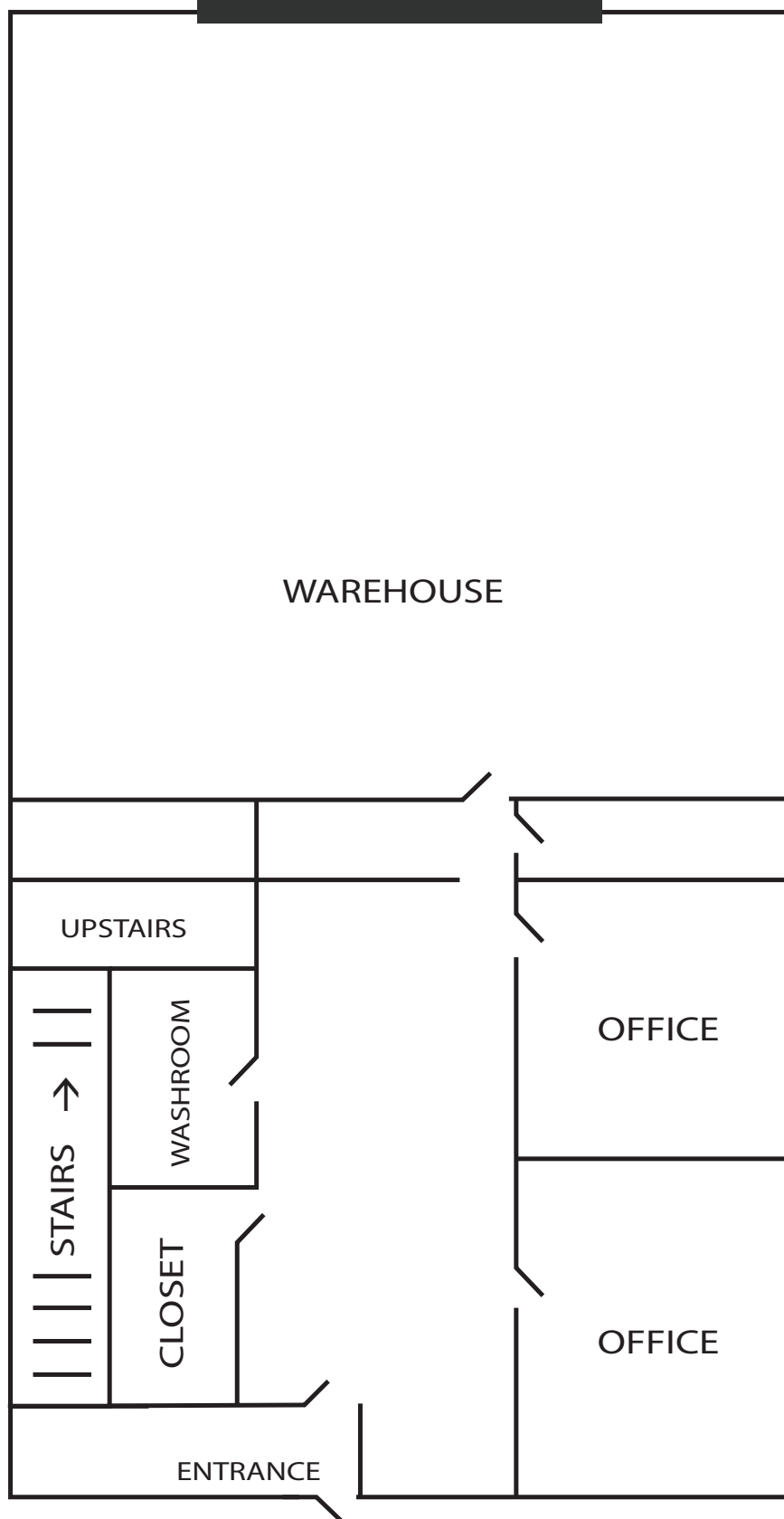
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FOR SALE

Investment Opportunity

Main Floor 2,640 Sq. Ft.



FOR SALE

Investment Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: #111, 3912 - 77 Avenue, Leduc, AB

Legal Address: Plan 823248 Lot 2

Size: **Main Floor** 2,640 Sq. Ft. (+/-)
Upstairs Office 595.27 Sq. Ft. (+/-)

Zoning: IM (Medium Industrial)

Parking: Front paved surface parking

Heating: Radiant heat

Ceiling Height: TBC

Loading: 14'X 16' Grade

Lease Expiry: Dec 31, 2025

Possession: Negotiable

Contact

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Cynthia Leduc
Unlicensed Assistant
Direct: 780.784.5359
cynthia@lizotterealestate.com

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Purchase Price: ~~\$607,200.00~~ \$585,000.00

Property Taxes: \$5,143.50 (Annual)

***Contact Associate for rent roll information.**

