

FOR SALE

TITAN BUILDING

3907/09 ALLARD AVENUE, LEDUC, AB

**28,533 SF FREESTANDING
BUILDING ON 4.53 ACRES**



**CUSHMAN &
WAKEFIELD**
Edmonton



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PROPERTY HIGHLIGHTS

- 13% site coverage
- Two levels of well appointed office
- Two (2) 7.5-Ton cranes and One (1) 2-Ton jib crane
- Compressor, trench drains, locker room with laundry and in slab electrical outlets
- Insulated metal panel construction
- Fenced and graveled yard
- Two separately titled lots

The property is located in Leduc Business Park in close proximity to the Edmonton International Airport, with exposure to Allard Avenue with easy access to 43/45 Street. The facility is primed for manufacturing with two 7.5-Ton cranes, heavy power supply, and clear span coverage in the warehouse. The gravelled yard is lit, fenced and offers multiple points of entrance/egress. This building features two floors of well appointed office space including separate driver/customer entrance, boardroom, lunchroom and employee locker rooms.

LOT OVERVIEW



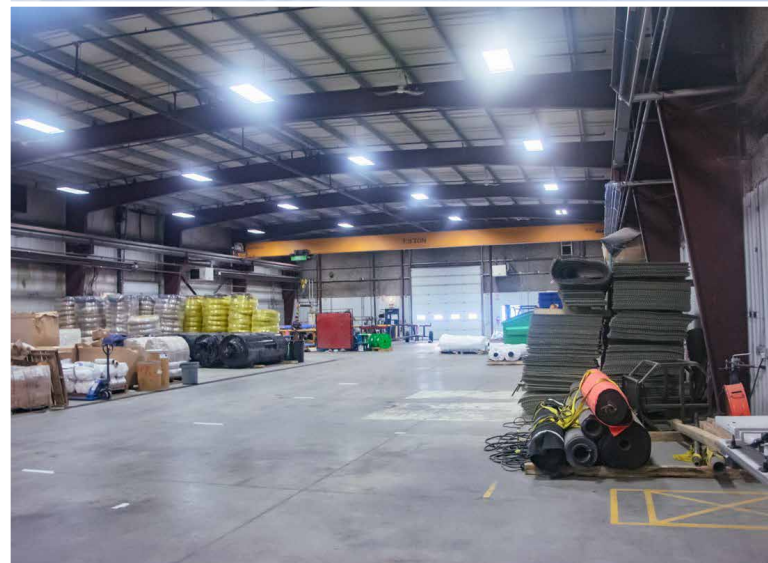
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PROPERTY DETAILS

Municipal Address	3907/09 Allard Avenue, Leduc
Zoning	IM - Medium Industrial
Available Area	Warehouse: 21,328 SF Main Floor Office: 3,725 SF 2nd Floor Office: 3,240 SF Boiler Room: 240 SF Total: 28,533 SF
Site Size	4.53 Acres
Site Coverage Ratio	13%
Year Built	2011
Construction	Insulated Metal Panel
Power	1,200 Amp, 3 phase (TBC)
Ceiling Height	24'
Heating	Radiant Tube
Lighting	Fluorescent
Sprinklered	Yes
Loading	(1) 16' x 16' & (3) 10' x 12' Grade doors
Cranes	(2) 7.5-Ton bridge cranes
Op. Costs (PSF)	TBD
Occupancy	Negotiable
Other	Compressor Trench drains In-slab electrical outlets Clear span warehouse Locker room with laundry
Sale Price:	\$8,250,000.00
Taxes (2024):	Lot 3909: \$71,027.49 Lot 3907: \$11,229.33

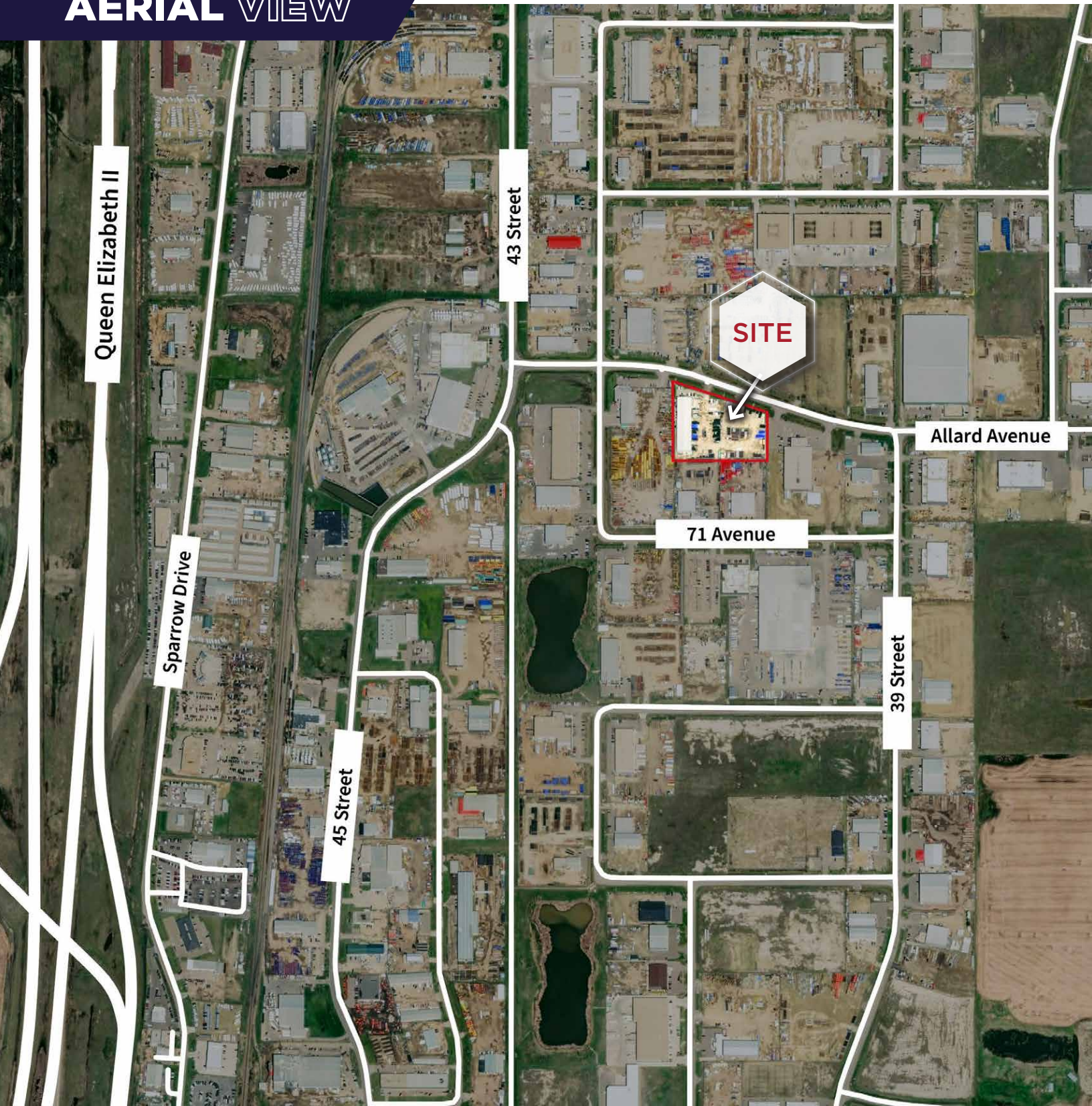


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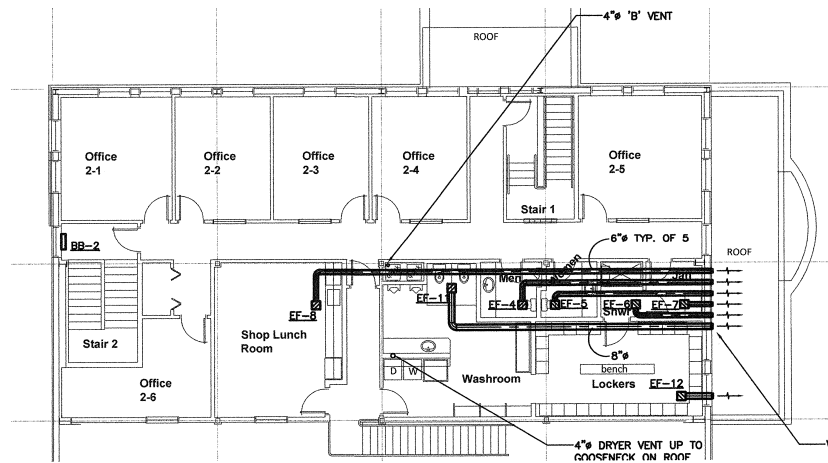
3907/09 ALLARD AVENUE, LEDUC, AB

AERIAL VIEW



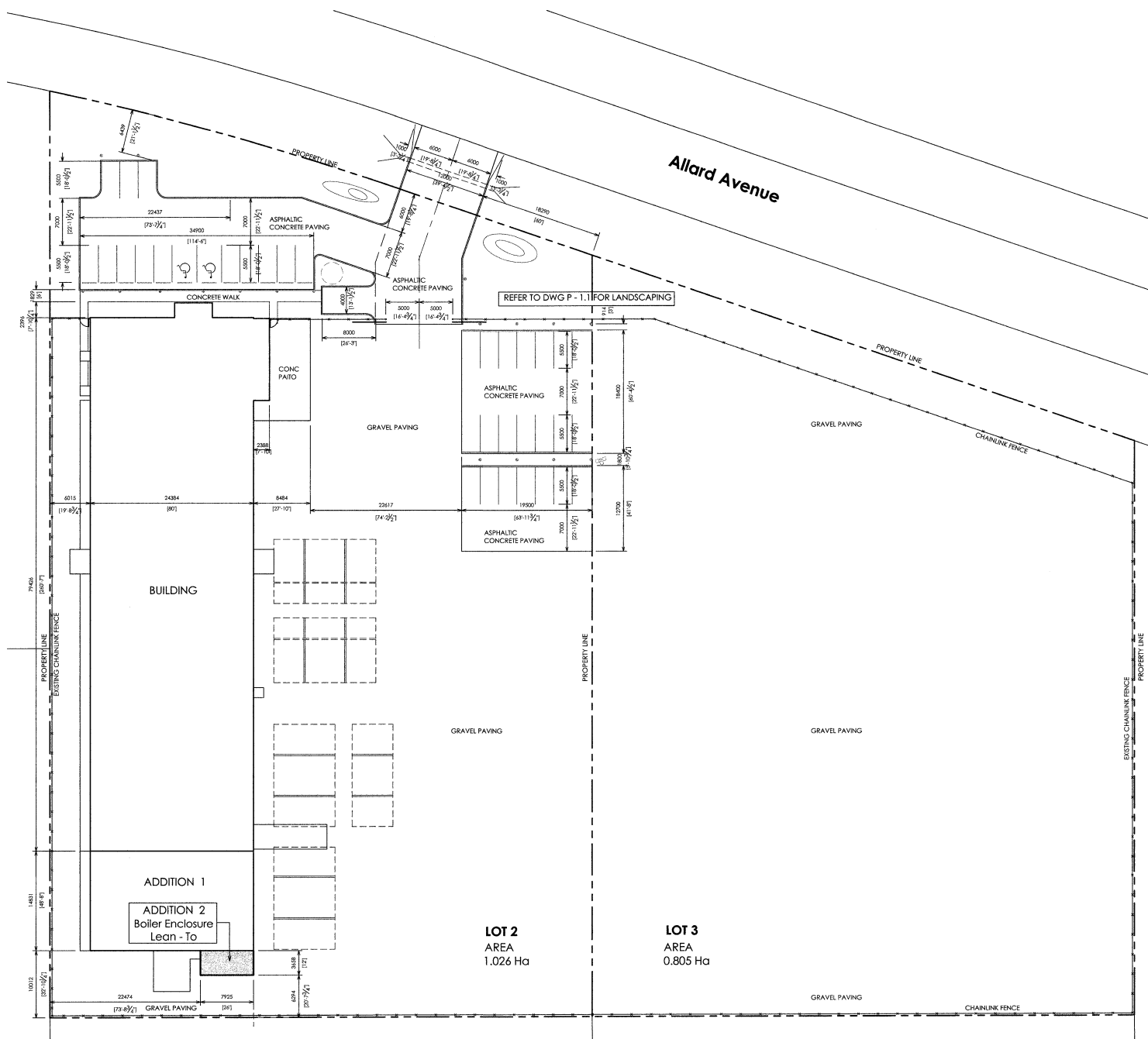
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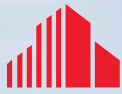
MAIN FLOOR PLAN



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SITE OVERVIEW





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