

FOR LEASE

INDUSTRIAL SHOP WITH OFFICE

Unit 103, 3906 - 71 Avenue, Leduc, AB



HIGHLIGHTS

- Highly functional space with yard
- 5 ton crane
- ½ acre ± of yard
- 2 designated office and large reception
- Plumbed air in shop
- 3,800 sq ft ± shop
- 1,480 sq ft ± office
- 1,480 sq ft ± second floor space (not included in rent)

KELLY GIBBON

Director, Associate

C 780.700.1424

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BERT GAUDET

Director, Associate Broker

C 780.984.8302

bert@royalparkrealty.com



**ROYAL PARK
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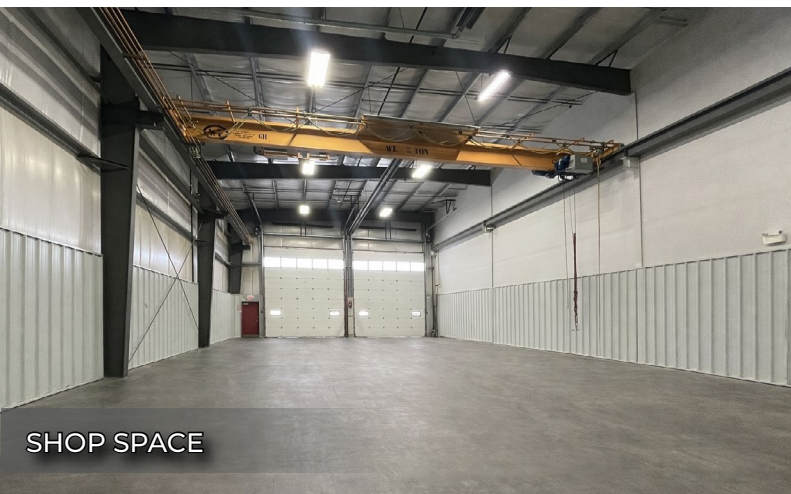
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For Lease | Unit 103, 3906 - 71 Avenue, Leduc, AB



5 TON CRANE



SHOP SPACE



AMPLE POWER

Property Details & Financials

MUNICIPAL ADDRESS	Unit 103, 3906 - 71 Avenue, Leduc, AB
LEGAL DESCRIPTION	Plan: 0728071; Block: 11; Lot: 11
ZONING	IM (Medium Industrial)
SIZE	
SHOP	3,800 sq ft ±
OFFICE	1,480 sq ft ±
TOTAL	5,280 sq ft ±
SECOND FLOOR	1,480 sq ft ± unfinished space available
LOADING	(2) 16' x 18' OH grade door
CEILING HEIGHT	24'
POWER	480 Volts, 225 Amp (TBC)
HEATING	Radiant heat in shop, forced air including air conditioning in office
PARKING	Ample
LEASE RATE	\$18.00/ sq ft
OP COSTS	\$3.72/sq ft (2026)
POSSESSION	Immediate



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SECOND FLOOR



SECOND FLOOR SPACE



WASH STATION



PLUMBED AIR



KITCHENETTE



WASHROOM



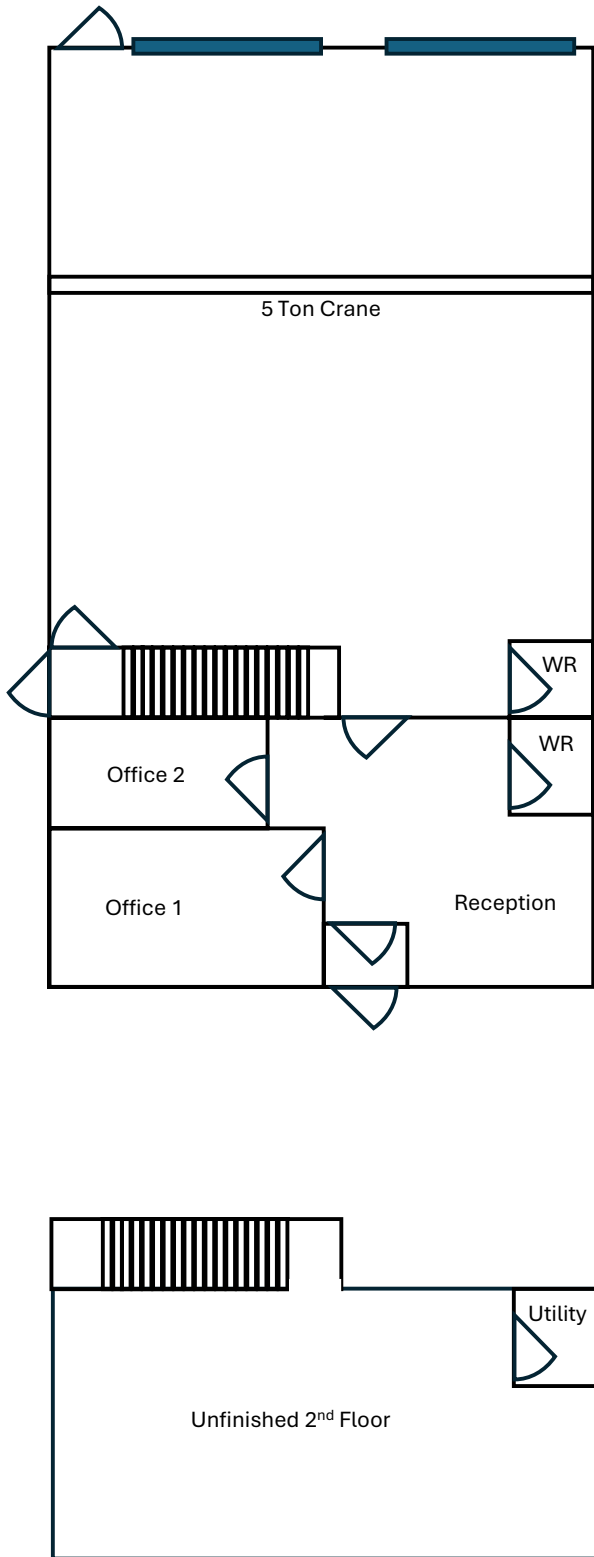
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Floor Plan | Unit 103, 3906 - 71 Avenue, Leduc, AB



RECEPTION AREA



OFFICE

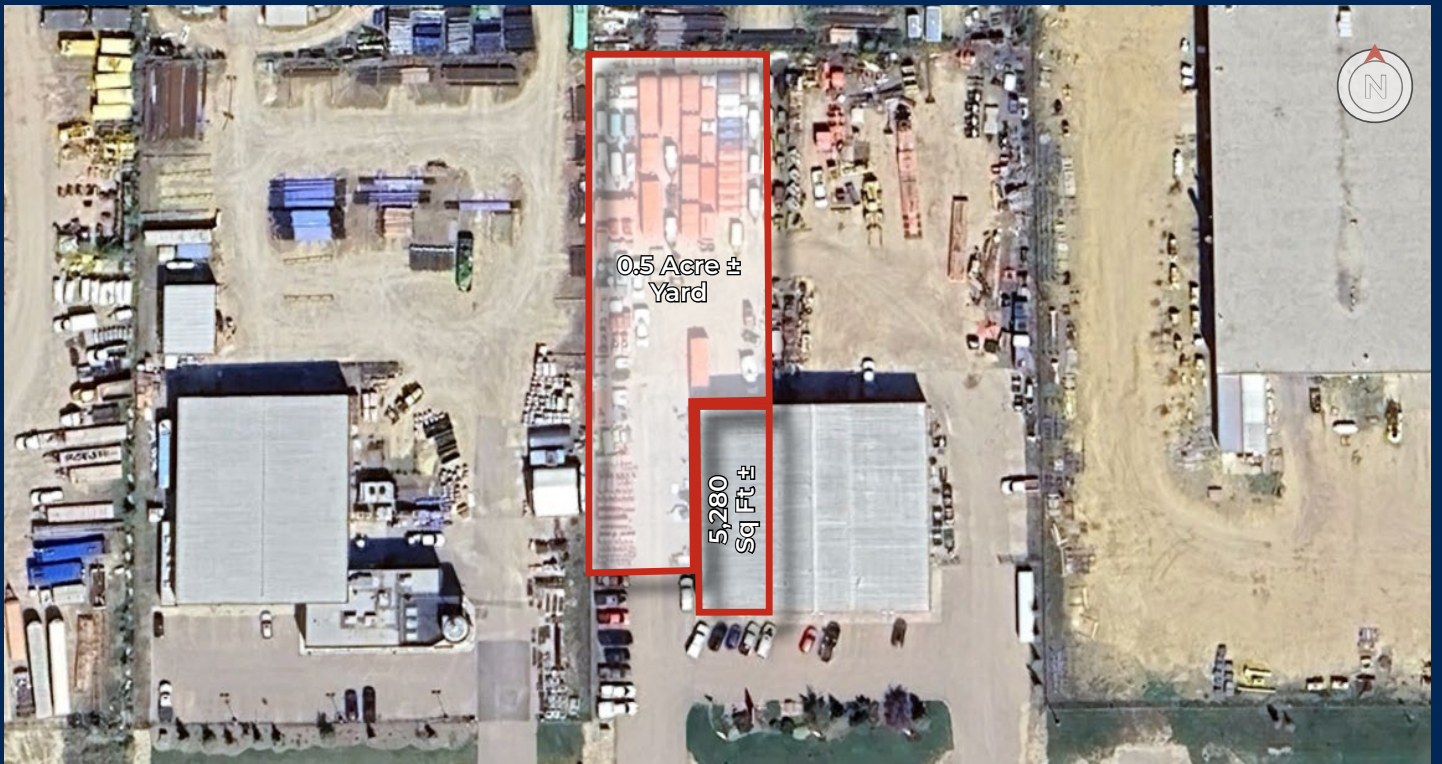
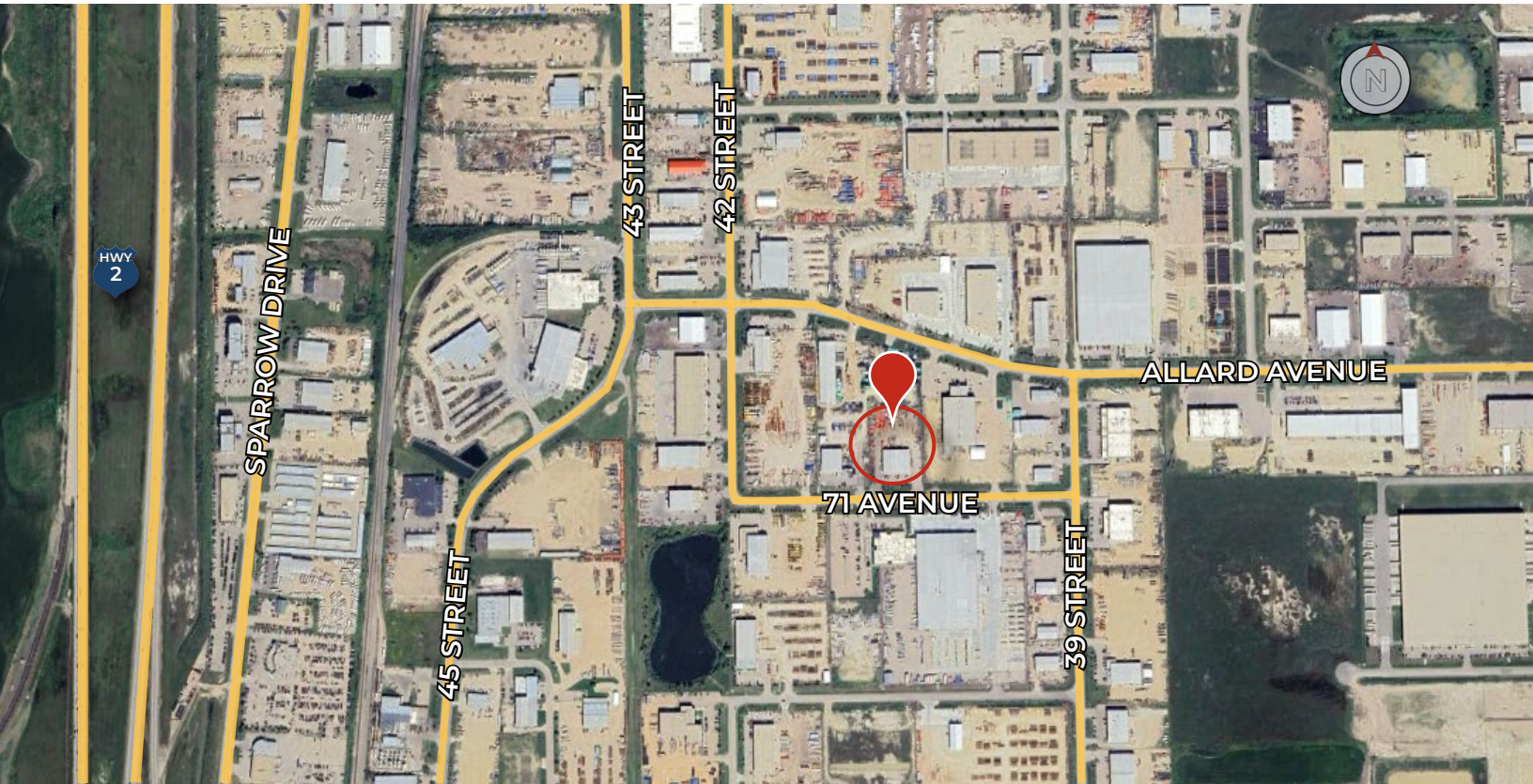


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Property Location | Unit 103, 3906 - 71 Avenue, Leduc, AB



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.



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