



**NAI Commercial**

**TWO MULTI-BAY FLEX INDUSTRIAL BUILDINGS ON 1.66 AC±  
OWNER/USER OR INVESTMENT BUILDINGS**

**FOR SALE**

6112 - 45 STREET AND 4503 63 AVENUE  
LEDUC, AB



**COLTON COLQUHUON**  
Associate Broker  
780 830 9120  
colton@naiedmonton.com

**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

## PROPERTY HIGHLIGHTS

- 2 free standing multibay flex industrial buildings
- Owner/user or Investment Buildings
- Both buildings Condominiumized (5) condos in larger building (east), (3) condos in smaller building (west)
- Tenant lease back negotiable

## PROPERTY INFORMATION

LEGAL DESCRIPTION Condo Plan 9825669, Units 1-8

TOTAL BUILDING SIZE 21,971 SF± Gross floor area (excluding mezzanine areas)

Building 1 footprint: 13,378 SF±  
Mezzanine: 2,510 SF±

Building 2 footprint: 8,594 SF±  
Mezzanine: 1,620 SF±

SITE SIZE 1.66 acres±

YEAR BUILT 1980

ZONING IL - Light Industrial

PROPERTY TAXES \$48,314.67 (2025 estimate)

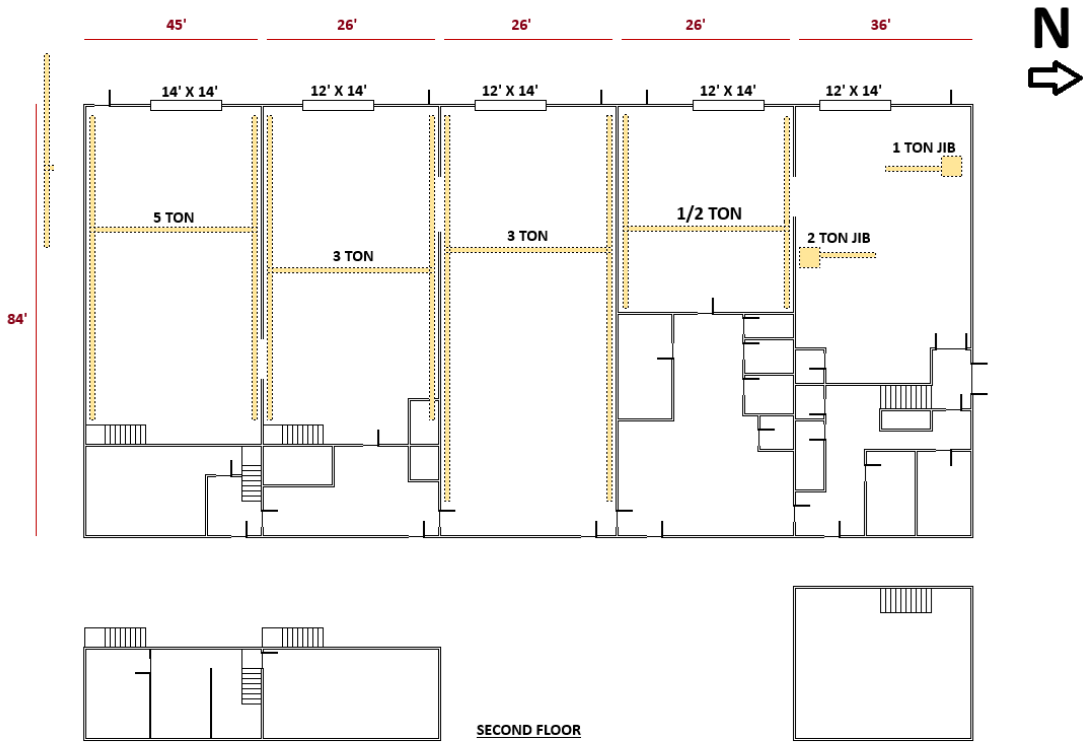
NOTES Clean Phase 1 ESA from 2016

**ASKING PRICE: \$3,900,000**

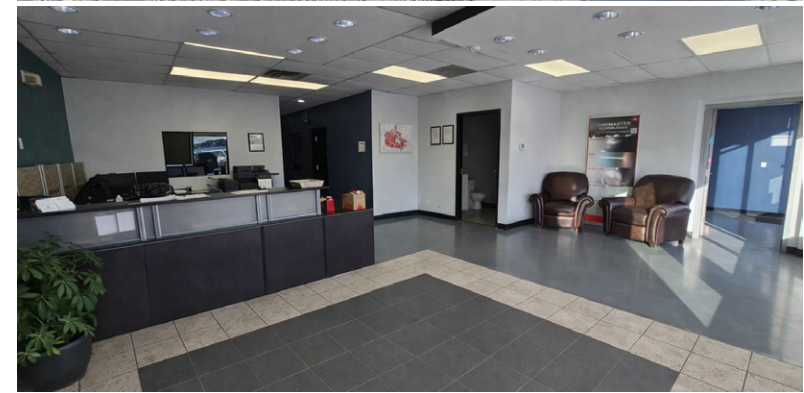


## BUILDING 1 (EAST)

SIZE	13,378 SF± (2,620 SF± Mezzanine)
CONSTRUCTION	Concrete block
LOADING	(4) 12'x14' & (1) 14'x14'
POWER	800 Amps, 120/208 Volts, 3 Phase, 4 Wire
CEILING HEIGHT	21'4"
HEAT	Forced air and radiant
CEILING/EXHAUST FANS	Yes
SUMPS	Yes



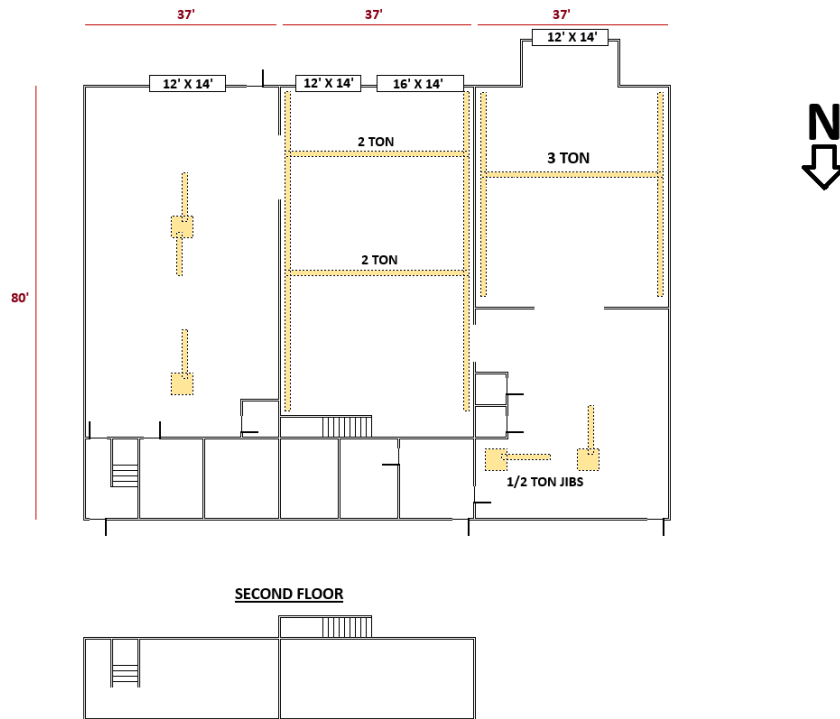
FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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## BUILDING 2 (WEST)

SIZE	8,594 SF± (1,620 SF± Mezzanine)
CONSTRUCTION	Concrete block
LOADING	(3) 12'x14' & (1) 16'x14'
POWER	800 Amps, 120/208 Volts, 3 Phase, 4 Wire
CEILING HEIGHT	16'9"
HEAT	Forced air and radiant
DRAINAGE	Sumps in each bay
NOTES	Air exchange and dust collectors not included



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