



7609 42 Street, Leduc

TURN-KEY OFFICE



PROPERTY DETAILS

Address:	#103, 7609 42 Street, Leduc, Alberta
Legal:	Plan 0725902 Block 9 Lot 22
Total Size:	2,000 SF (+/-)
Base Rent:	\$12.00 / SF
Op Costs:	\$4.00 SF (2024 est.)
A/C:	Yes
Internet:	Yes



PROPERTY HIGHLIGHTS

- 4 private offices + reception area
- Large kitchen
- Available immediately

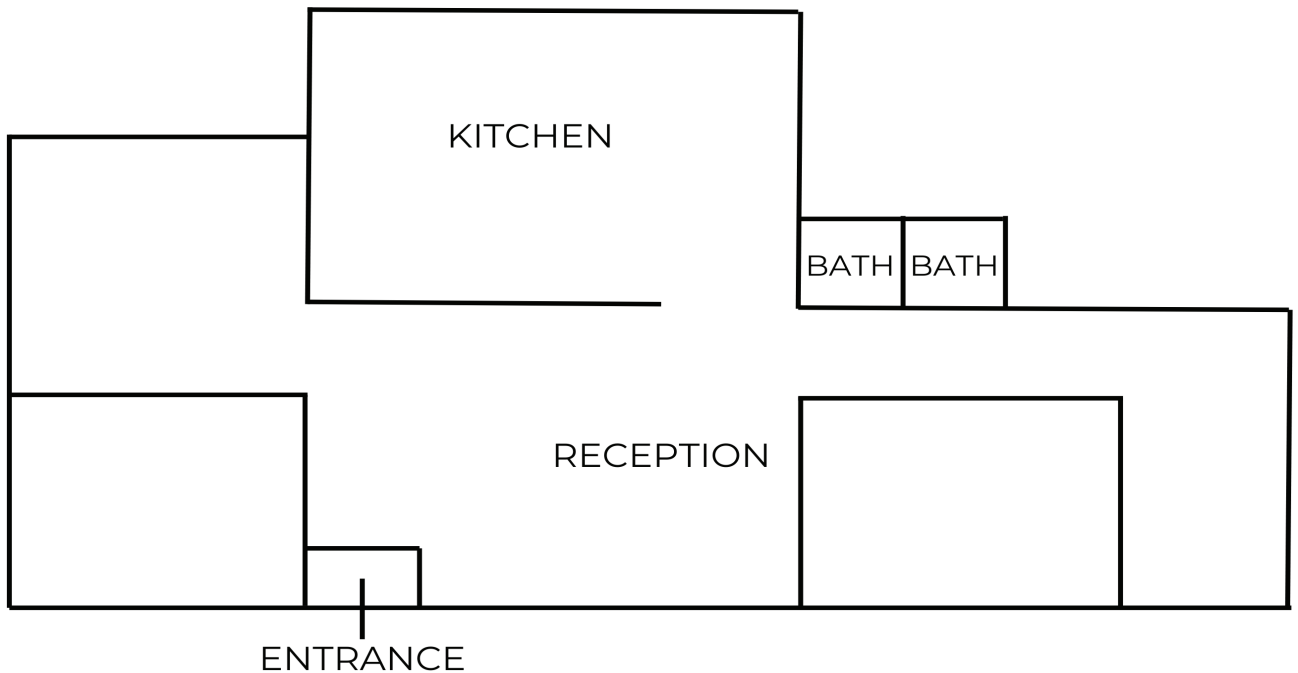


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 **FLOOR PLAN**



*NOT TO SCALE



NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Leduc Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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