



For Sale

Goldmark Building & Land

6228/30 41 Street | Leduc, AB

Freestanding building with drive through
grade loading

- Two (2) access points to property
- Three (3) oversized 18' x 18' grade doors
- 40'x60' canvas quonset on new rig mats/steel plates
- Ten (10) ton bridge crane
- Office furniture available

For more information contact:

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Executive Vice President

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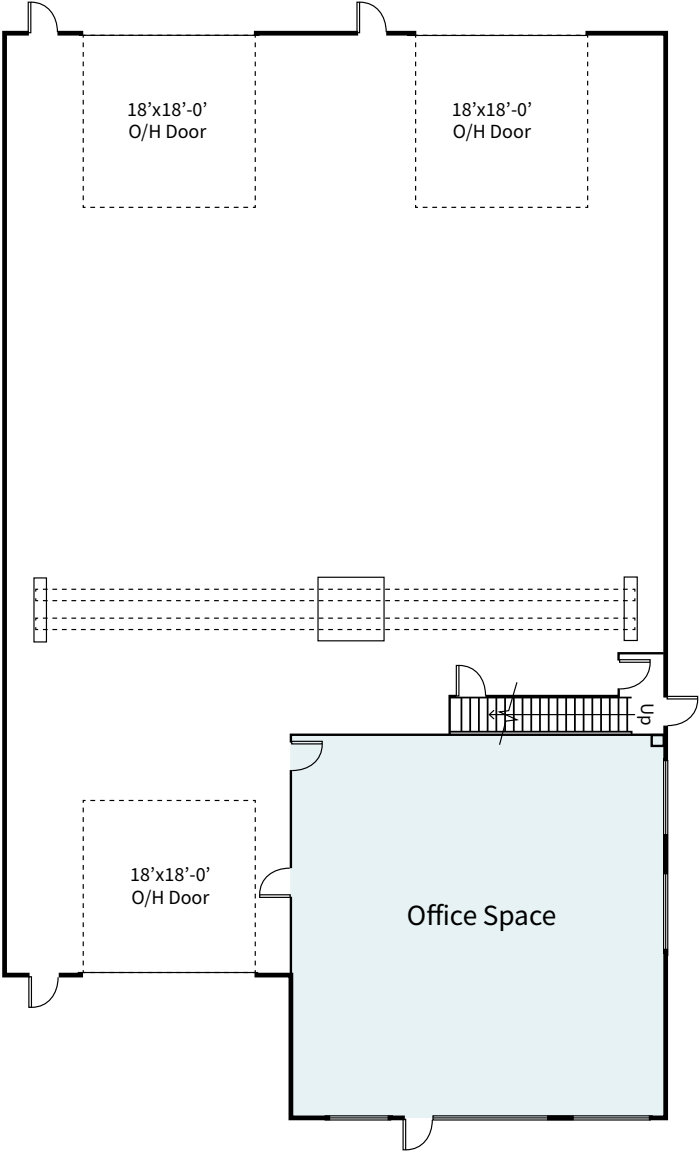


Property Details

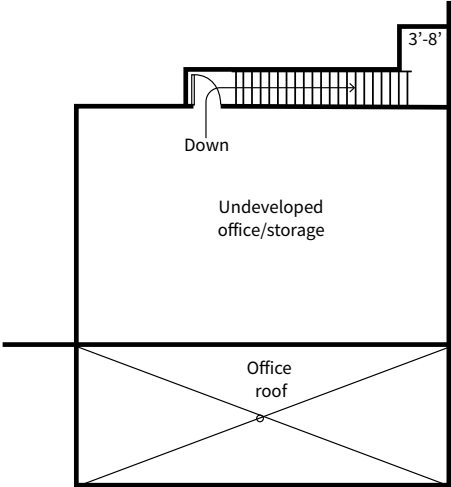
Municipal Address	6228/30 41 Street, Leduc
Legal Description	Plan: 1020636; Block: 1; Lots: 4 & 5
Zoning	IL - Light Industrial
Building Size	1,600 SF - Office 6,000 SF - Warehouse 1,000 SF - Mezzanine (not incl. in GLA) 7,600 SF - Total
Site Size	2.12 Acres
Site Coverage Ratio	8.12%
Year Built	2012
Power	400 Amp, 460 volt, 3 phase (TBC)
Heating	Radiant tube
Lighting	T5 Lighting

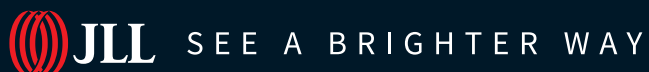
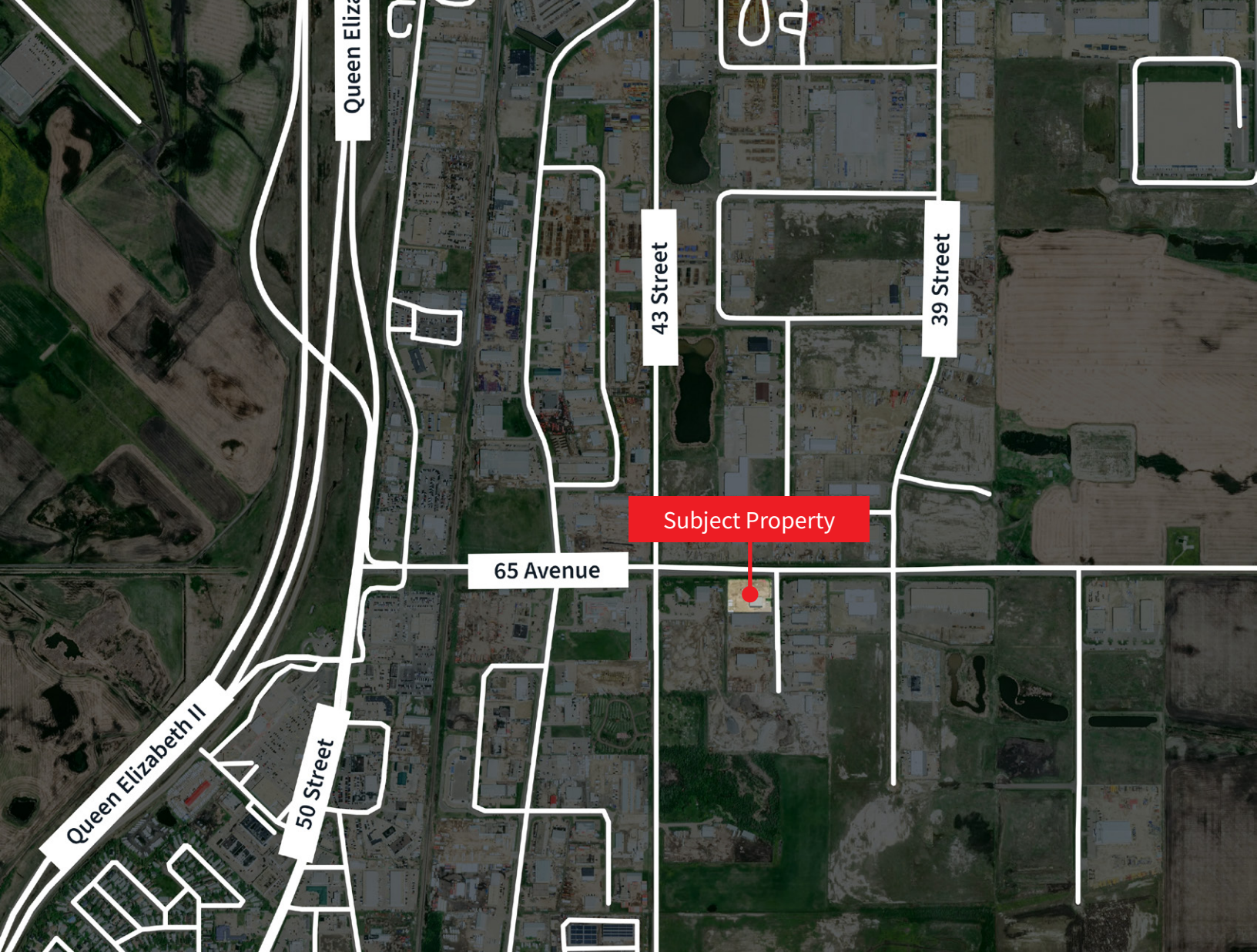
Loading	(3) 18' x 18' Grade doors
Crane	(1) 10-Ton overhead crane
Crane Underhook	20'
Sumps	(2) Dual compartment
Yard	Fully graveled, fenced and gated
Quonset	40' x 60' canvas on new rig mats/ steel plates
Property Tax (2025)	\$37,633.40
Sale Price	\$2,895,000.00
Other Features	Hotsy Available

Main Floor



Second Floor





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