



FOR SALE

# STAR COMPONENTS BUILDING

4507 61 AVENUE, LEDUC, AB

**SALE PRICE REDUCED: \$4,450,000**

**Chris Sieben**  
Partner

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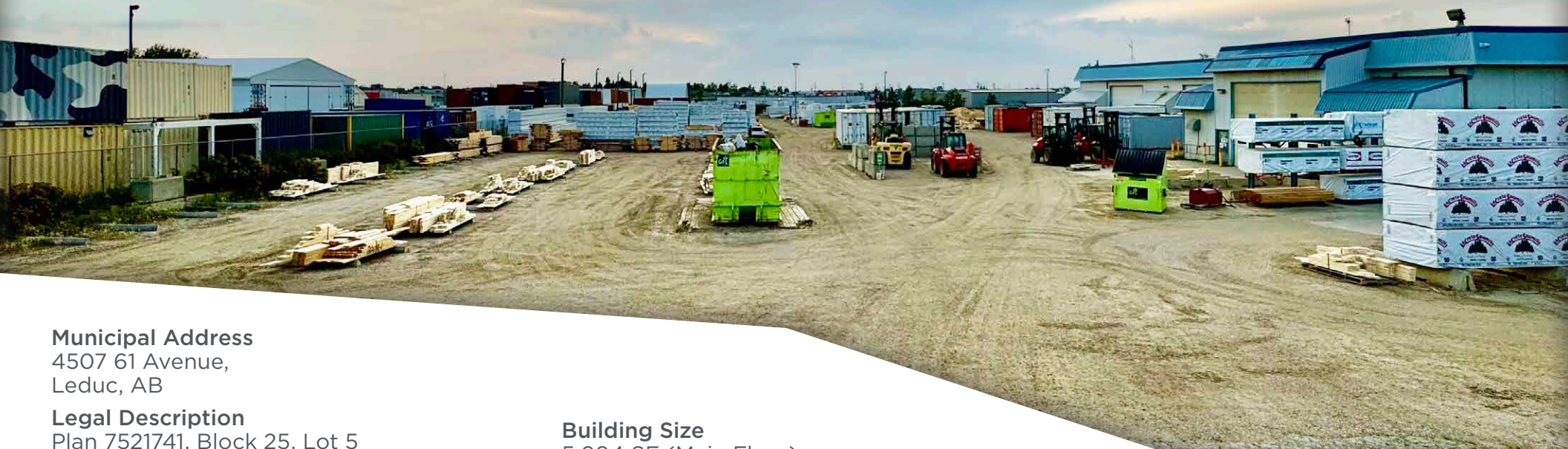
# THE OPPORTUNITY

## 23,643 SF ON 5 ACRE CORNER LOT

The subject property is a wood frame single-tenant industrial building constructed in 1981 which borders 45th Street and 61st Avenue. Parking, truck marshalling, and site storage are located on all sides of the building.

- High exposure corner lot
- Two access points along 61st Avenue and 45th Street
- Low site coverage
- Ample fenced yard storage

# PROPERTY DETAILS

**Municipal Address**

4507 61 Avenue,  
Leduc, AB

**Legal Description**

Plan 7521741, Block 25, Lot 5

**Zoning**

IL - Light Industrial

**Year Built**

1981

**Market**

City of Leduc - South of Airport Road

**Site Size**

5.0 Acres

**Site Coverage Ratio**

10.8%

**Building Size**

5,994 SF (Main Floor)

17,649 SF (Warehouse)

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23,643 SF (Total)

**Loading**

(5) 20'x16' Grade (2) 24'x16' Grade

**Clear Height**

18'

**Sale Price Reduced**

\$4,450,000

**Taxes**

\$50,947.75

# LOCATION OVERVIEW



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