



## PROPERTY HIGHLIGHTS

**3,000 SQ.FT DEMISABLE LEDUC BAY**

### LOCATION:

#307, 7611 SPARROW DRIVE, LEDUC, AB

**FOR SALE/LEASE**

- VENDOR OPEN TO EITHER SALE OR LEASE
- CAN BE DEMISED INTO 2 X 1,500 SQ.FT BAYS
- EASY ACCESS TO QE II HIGHWAY AND ONLY MINUTES FROM EDMONTON INTERNATIONAL AIRPORT
- IDEALLY SITUATED FOR WAREHOUSING AND SERVICING OF NEWLY ANNOUNCED LEDUC PROJECTS INCLUDING: RETAIL OUTLET, AURORA CANNABIS, FORD DISTRIBUTION AND CENTURY MILE RACE TRACK
- FULLY PAVED YARD, LARGE CONCRETE APRON AT REAR OF BAY

# FOR SALE/LEASE

## 3,000 SQ.FT DEMISABLE LEDUC BAY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** #307, 7611 Sparrow Drive, Leduc, AB

**LEGAL ADDRESS:** Plan 0727716, Units 23 & 24

**SIZE:** 3,000 Sq.Ft (+/-)

**ZONING:** IL (Light Industrial)

**PARKING:** Ample

**LOADING:** (2) 12' x 14' grade loading doors

**CEILING HEIGHT:** 24' roof at eaves

**POWER:** 100 Amp, 3 Phase

**HEATING:** Radiant tube

**POSSESSION:** October 1, 2017

**LEASE RATE:** \$13.00/Sq.Ft

**OP.COSTS:** \$4.50/Sq.Ft est. (TBC)

**PURCHASE PRICE:** \$210.00/Sq.Ft

### MORE INFORMATION

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QUEEN ELIZABETH II HIGHWAY



#307, 7611 SPARROW DRIVE

SPARROW DRIVE

43 STREET

**LIZOTTE**  
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