FOR SALE 2,000 Sq. Ft. (+/-)





#106, 7611 Sparrow Drive, Leduc, AB

INVESTMENT OPPORTUNITY

Property Highlights

- Radiant heat
- Abundant office build-out
- Large mezzanine
- Professionally managed property
- Minutes to Highway 2

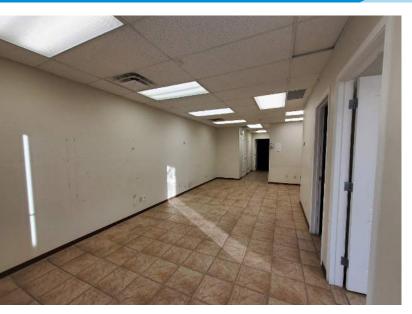




No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE Investment Opportunity















FOR SALE Investment Opportunity

Property Information

Municipal Address:	#106, 7611 Sparrow Drive, Leduc, AB

Building Size: 2,000 Sq. Ft. (+/-)

Zoning: IL (Light Industrial)

Parking: Paved surface parking

Power: 200 Amp 3 Phase TBC

Ceiling Height: 24'

Loading: 12'X 14' Grade

Possession: Immediate/negotiable

\$\$\$

Purchase Price: \$460,000.00 (\$230/SF)

Property Taxes: \$4,829.40 (Annual)

LIZOTTE AND ASSOCIATES REAL ESTATE INC

Contact

Richard Lizotte

President/Broker Cell: 780.292.1871 Direct: 780.784.5360 richard@lizotterealestate.com

Lee Berger

Associate Broker Cell: 587.983.6654 Direct: 780.784.5363 lee@lizotterealestate.com

Harneet Kaur

Licensed Assistant Cell: 780.278.2202 Direct: 780.784.9580 harneet@lizotterealestate.com

