

FOR SALE

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

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#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



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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Investment Opportunity

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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

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

Property Taxes: \$4,829.40 (Annual)

Contact

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