# **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

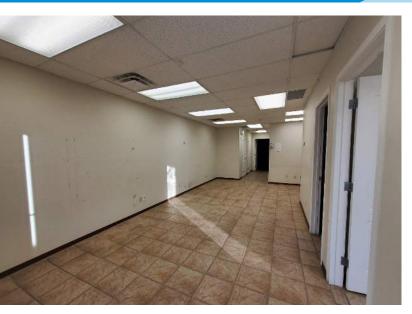




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# **FOR SALE** Investment Opportunity















# 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

