

FOR SALE

1,500 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#201, 7611 Sparrow Drive, Leduc, AB

OWNER-USER/ INVESTMENT OPPORTUNITY

Property Highlights

- Radiant Heat
- Office and Reception
- Mezzanine
- Professionally managed property
- Minutes to Highway 2



780.488.0888



www.lizotterealestate.com



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

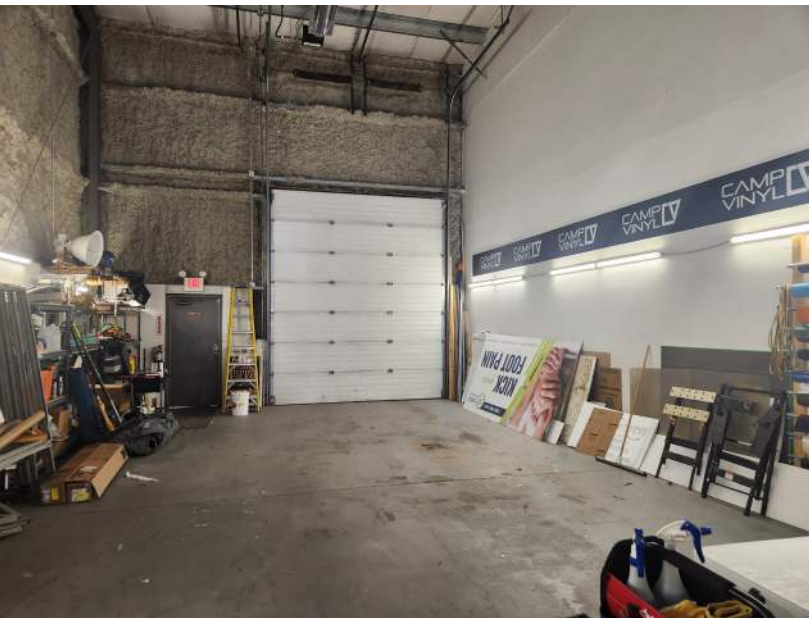


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Owner-user/ Investment Opportunity

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Property Information

Municipal Address: #201, 7611 Sparrow Drive, Leduc, AB

Building Size: 1,500 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: \$345,000.00 (\$230/SF)

Property Taxes: \$3,075.63 (Annual)

Contact

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