

# FOR SALE

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

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**MOTIVATED VENDOR  
PRICE REDUCED!**



**#106, 7611 Sparrow Drive, Leduc, AB**

## OWNER-USER/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](http://www.lizotterealestate.com)



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



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# FOR SALE

Investment Opportunity

**LIZOTTE**  
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# FOR SALE

## Investment Opportunity

**LIZOTTE**  
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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

**Lease Expiry:** Jan 31, 2025

**Possession:** Negotiable

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**Purchase Price:** ~~\$460,000.00~~ \$449,000.00

**Property Taxes:** \$4,829.40 (Annual)

**\*Contact Associate for rent roll information.**

### 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

**John Cuglietta**

Associate

Cell: 780.340.4384

Direct: 780.784.5357

john@lizotterealestate.com

**Soudabeh Mobin**

Unlicensed Assistant

Cell: 780.340.9595

Direct: 780.784.9583

soudabeh@lizotterealestate.com

