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



MOTIVATED VENDOR PRICE REDUCED!

#106, 7611 Sparrow Drive, Leduc, AB

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OWNER-USER/INVESTMENT OPPORTUNITY

Property Highlights

Radiant heat

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

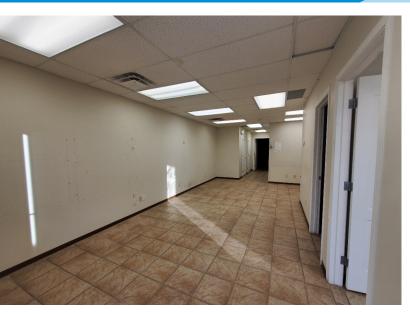




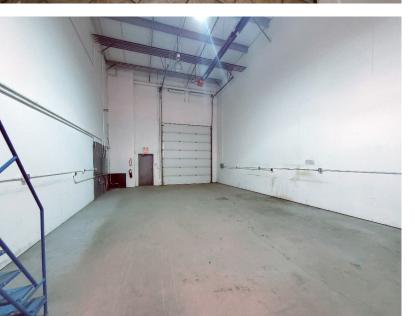
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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
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.

AND ASSOCIATES REAL ESTATE INC

Contact

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