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

LIZOTTE AND ASSOCIATES REAL ESTATE INC

MOTIVATED VENDOR PRICE REDUCED!



#201, 7611 Sparrow Drive, Leduc, AB

OWNER-USER/ INVESTMENT OPPORTUNITY

Property Highlights

- Great opportunity to establish new headlease at market rates
- Office and Reception
- Mezzanine

780.488.0888

Professionally managed property

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

- Minutes to Highway 2
- Tenant is month-to-month

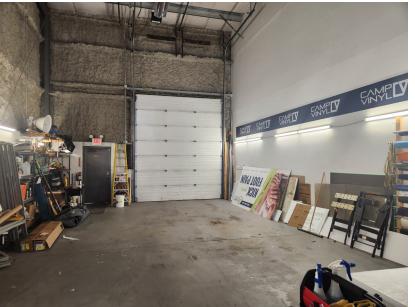


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE Owner-user/ Investment Opportunity











9 #1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8 w.lizotterealestate

0

780.488.0888

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

Owner-user/ Investment Opportunity



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: Negotiable

\$\$\$

Purchase Price: \$345,000.00 \$335,000.00

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

