

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
- Professionally managed property
- Minutes to Highway 2
- Tenant is month-to-month



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: Negotiable

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

Property Taxes: \$3,075.63 (Annual)

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

Contact

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