

**OWNER USER
OR
INVESTMENT**



FOR SALE

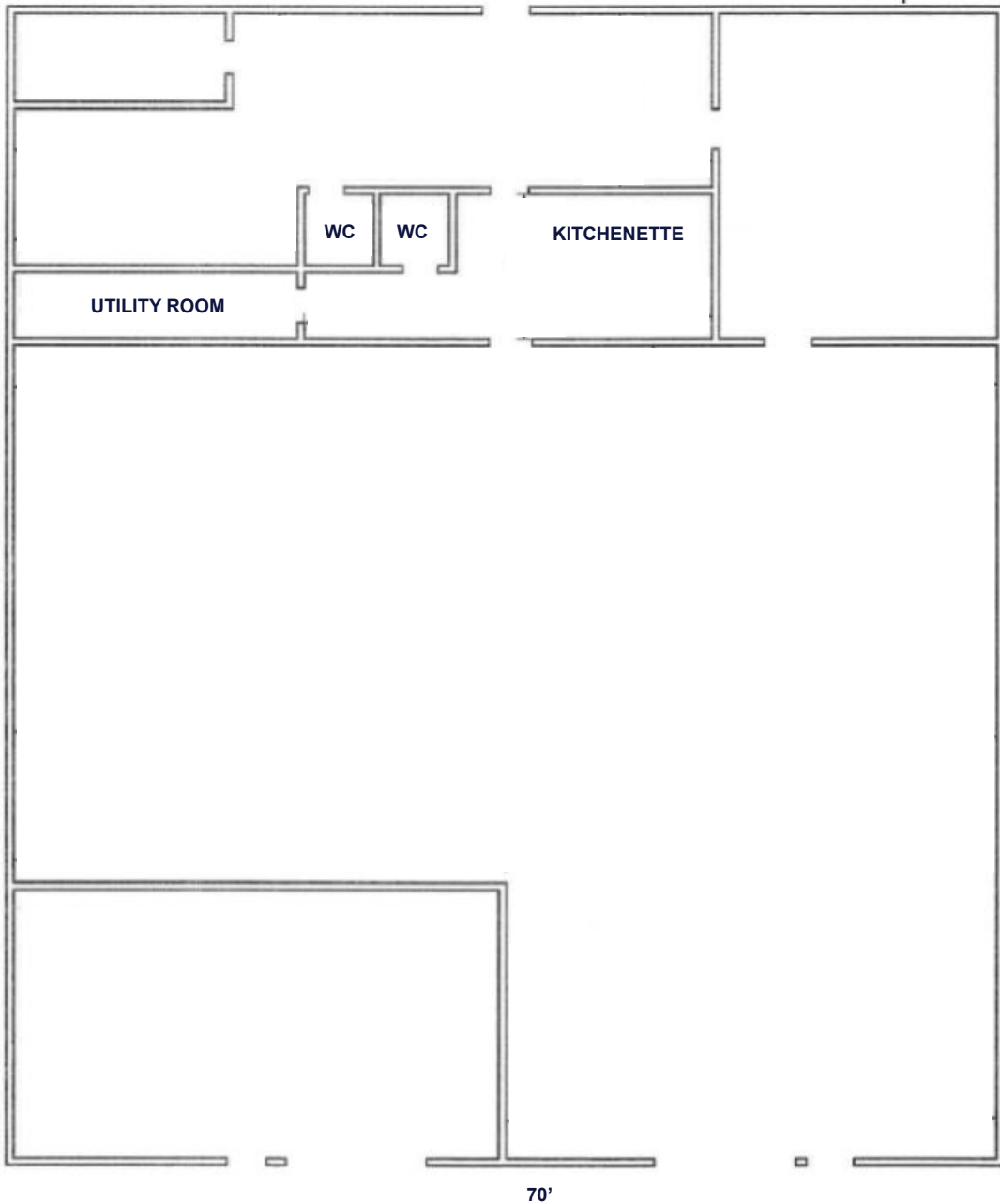
Leduc Industrial Building

6534 Sparrow Drive, Leduc

7,490 SF on 0.46 Acres (+/-)



AICRE
COMMERCIAL



- OWNER USER OPPORTUNITY / SHORT TERM LEASES
- INCOME FROM TENANTS AND SIGNAGE
- MAJOR UPGRADES DONE

Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive and 65 Avenue

Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

2 Units/offices on 2nd floor mezzanine

Asphalt parking at front of building

Yard storage at the rear

UPGRADES INCLUDE:

- NEW ROOF IN 2018
- ALL FURNACES REPLACED IN 2013
- RENOVATED FRONT RETAIL/OFFICE AREAS
- BUILDING EXTERIOR PAINTED IN 2017

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Property Specifications

Yard:	Graveled
Heat:	Radiant
Power:	225 A / 3 Phase (TBC)
Loading:	2 x 10' x 12' Grade Doors
Ceiling Height:	12' Roof
Clear Height:	9' 8" Under Beams

Income

Tenants:	Yes - Fully Leased
Signage:	
Pattison Billboard:	1 In backyard
Building Signage:	2
Additional Signage opportunities:	Yes
Total Signage Income:	\$9,936.00 (2022)



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Property Details

Address:	6534 Sparrow Drive, Leduc
Legal:	Plan 8022040, Block 5, Lot 6
Zoning:	GC (General Commercial)
Total Size:	7,490 SF (+/-)
Main Floor:	5,810 SF (+/-)
Second Floor:	1,680 SF (+/-)
Property Taxes:	\$11,894.00 (2023)
Sale Price:	\$1,350,000.00

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