



#208 7609 Sparrow Drive, Leduc

Leduc Industrial Bay



PROPERTY DETAILS

Address:	#208, 7609 Sparrow Drive, Leduc
Legal:	Plan 2020858, Unit 20
Zoning:	Light Industrial (IL)
Year Built:	2019
Total Size:	1,750 SF (+/-)
Possession:	July 1, 2024
Utilities:	Tenant responsible for utilities
Operating Costs:	\$3.90 / SF
Lease Rate:	\$14.50 / SF
Condo Fees:	\$225.00 / Month
Property Taxes:	\$390.45 / Month
Sale Price:	\$376,250.00



PROPERTY HIGHLIGHTS

- Located in the heart of Leduc Business Park
- Fully paved marshalling area
- Buildout includes one washroom
- Motorized grade loading
- Sprinklered



Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Jim McKinnon
Partner / Associate
780-719-8183
jim@aicrecommercial.com

 PROPERTY FEATURES

#208 7609 Sparrow Drive, Leduc

Property features:



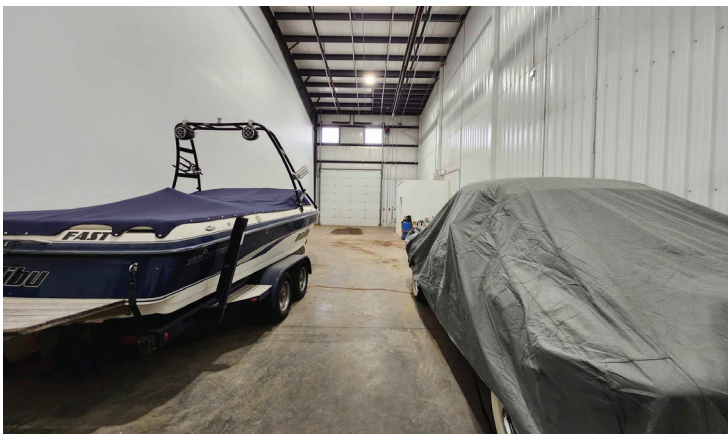
Property overview



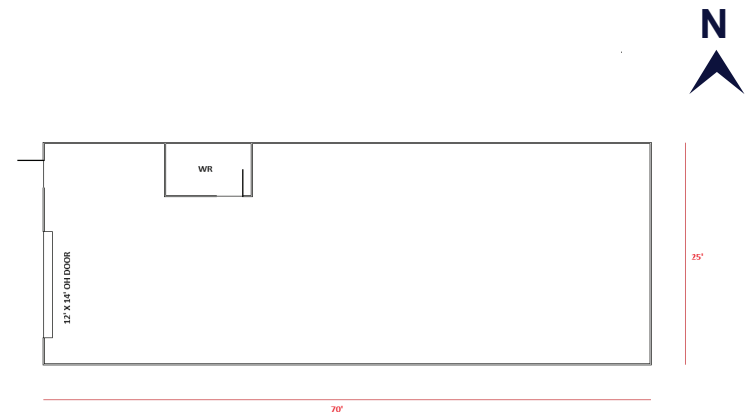
Property overview



Warehouse



Warehouse



Floor plan

Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

PROPERTY SPECIFICATIONS

Heat:	Radiant
Power:	120/208 V / 100 AMP / 3 Phase TBC
Loading:	12' x 14' Motorized Grade Door
Ceiling Height:	29'
Sump:	2 - Stage
Floor Drains:	Yes
Sprinklered:	Yes



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com