



#202 7611 Sparrow Drive, Leduc **Industrial Investment**



PROPERTY DETAILS

Address:	#202 7611 Sparrow Drive, Leduc
Legal:	Plan 0727716, Unit 10
Zoning:	IBL (Business Light Industrial)
Year Built:	2007
Total Size:	2,270 SF (+/-)
Main Floor:	1,500 SF (+/-)
Second Floor:	770 SF (+/-)
Property Taxes:	\$2,183.65 (2023 Estimate)
Condo Fees:	\$320.20 / Month
NOI:	\$30,645.00
Sale Price:	\$440,000.00



PROPERTY HIGHLIGHTS

- Located in the heart of Leduc Business Park
- Leased investment opportunity
- Turn-key industrial condo
- Finished main and second floor office
- Buildout includes:
 - 3 Private Offices
 - Kitchenette
 - 2 Washrooms (1 w/ Shower)
- Telus Fibre internet



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LOADING



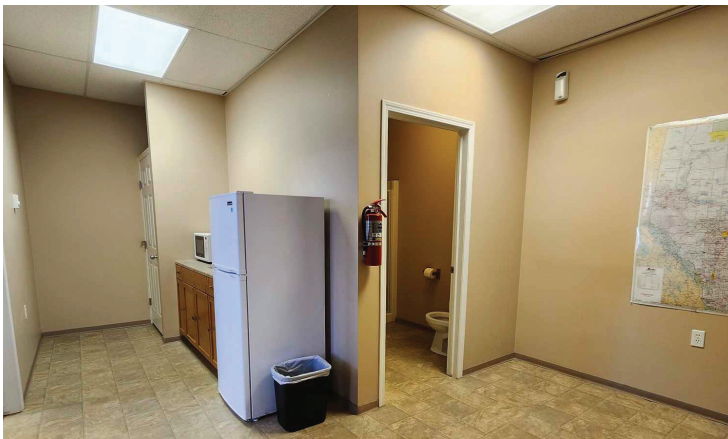
PARKING



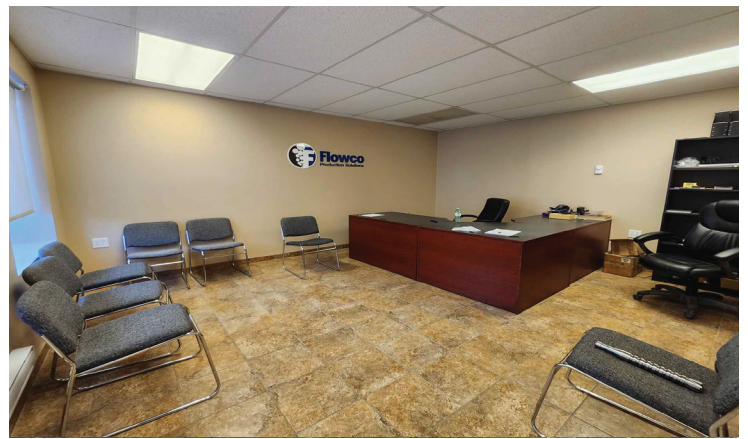
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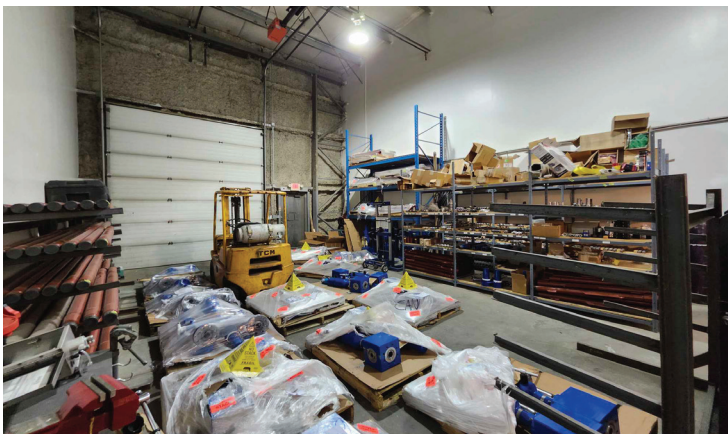
Rear grade loading door



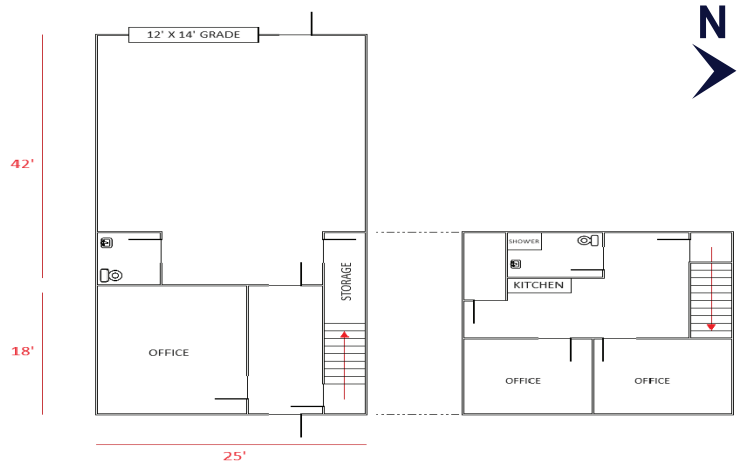
Kitchenette



Main floor office



Warehouse



Floor plan



- 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 - Warehouse
	Forced Air - Office
Power:	120/240 V/225 AMP/3 Phase TBC
Loading:	12' x 14' Grade Door
Ceiling Height:	25' At peak
Clear Height:	22'
Sump:	2 - Stage
Ceiling Fans:	Yes - In warehouse



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