



#206, 7611 Sparrow Drive, Leduc

Sparrow Drive Condo Bay



PROPERTY DETAILS

| | |
|---------------|---------------------------------|
| Address: | #206, 7611 Sparrow Drive, Leduc |
| Legal: | Condo Plan 0727716, Unit 14 |
| Zoning: | IL (Light Industrial) |
| Size: | 1,826 SF (+/-) |
| Mezzanine: | 450 SF (+/-) |
| Sale Price: | \$399,000.00 |
| Property Tax: | \$4,200.00 / year (2025) |
| Condo Fees: | \$320.00 / month (2025) |
| Lease Rate: | \$15.00 / SF |
| Available: | Immediately |



PROPERTY HIGHLIGHTS

- Neat grade loading condo bay
- Main floor office space features open reception area and office
- Second floor mezzanine includes a kitchen, lunch-room, washroom and shower
- Excellent location with quick access to QE2 Highway, Airport Road, and with many commercial businesses and amenities in the surrounding area

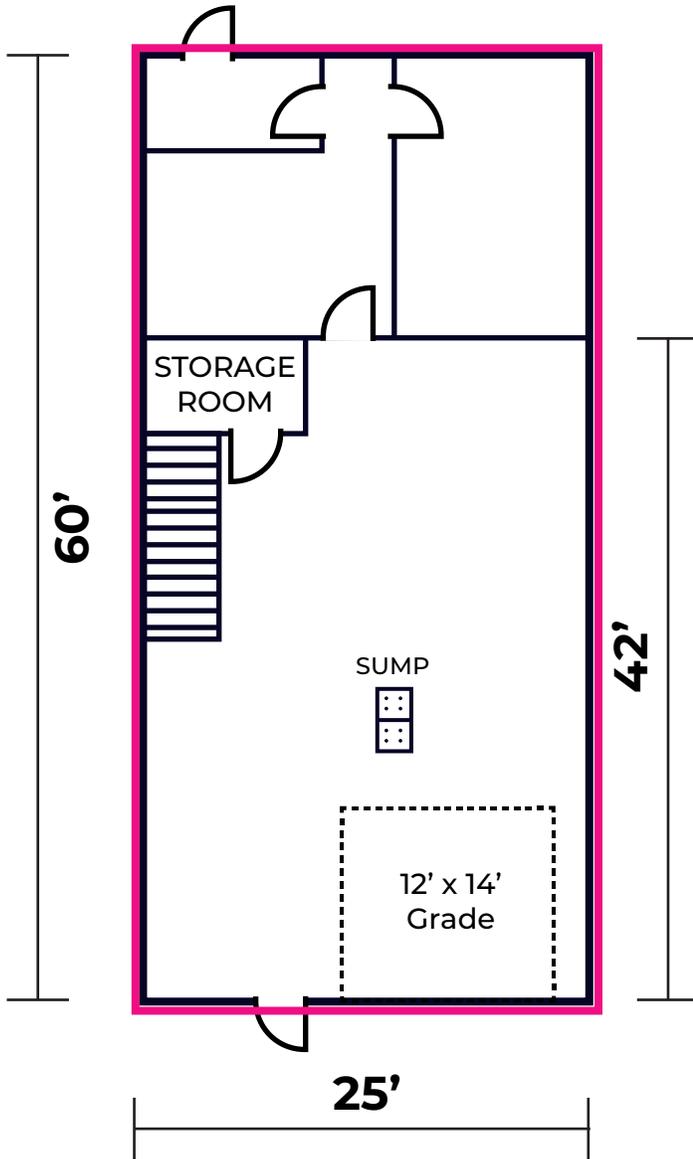


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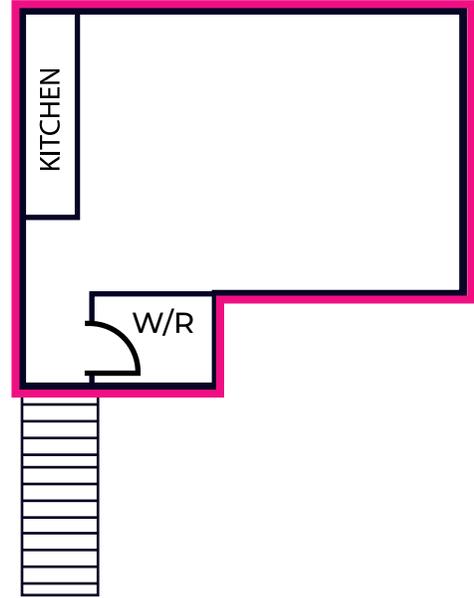
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MAIN FLOOR



SECOND FLOOR MEZZANINE



PROPERTY DETAILS

| | |
|-----------------|---------------------------------|
| Loading: | 1 x 12' x 14' Grade Door |
| Power: | 240 V / 100 Amp / 3 Phase – TBC |
| Ceiling Height: | 20' Clear |
| Heat: | Radiant |
| Parking: | Surface Parking |
| Sump: | 2 Stage |

Property features:



SUMP



HEAT

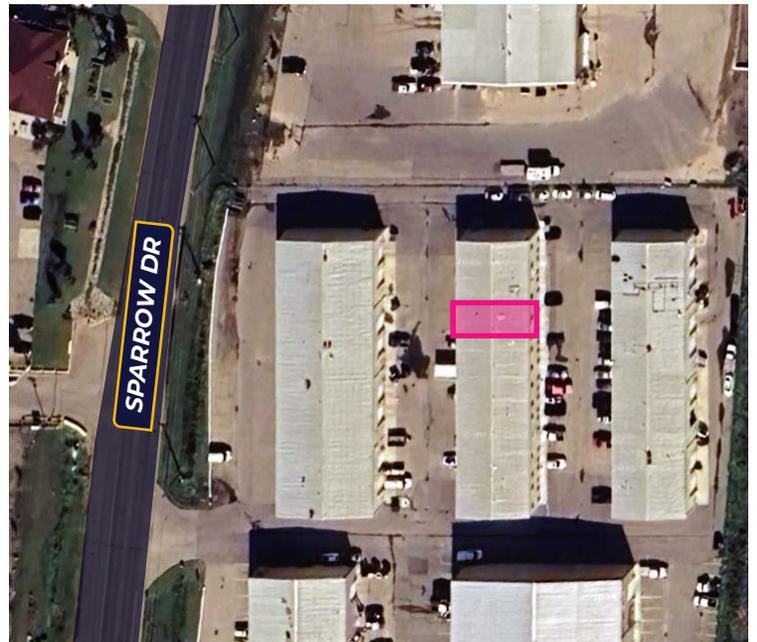


LOADING





- 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



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