

# FOR SALE / LEASE

## LEDUC INDUSTRIAL CONDO

#105/#106, 7609 Sparrow Drive, Leduc, AB



### HIGHLIGHTS

- 3,864 sq ft ± drive-thru industrial condo located in Leduc Business Park
- Fully paved marshalling area
- Features 1 office and 2 washrooms
- Prime visibility to Sparrow Drive
- Excellent access to major thoroughfares including Airport Road & QE II

### CONTACT

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Partner, Associate

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**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## PROPERTY DETAILS

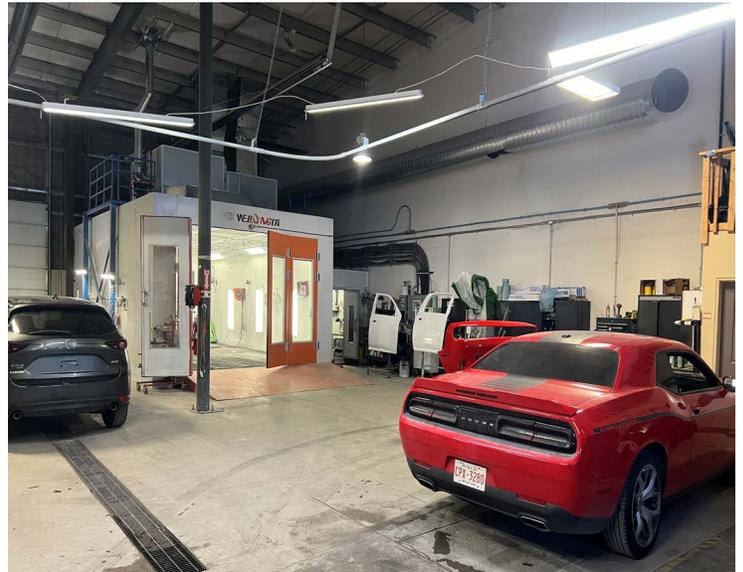
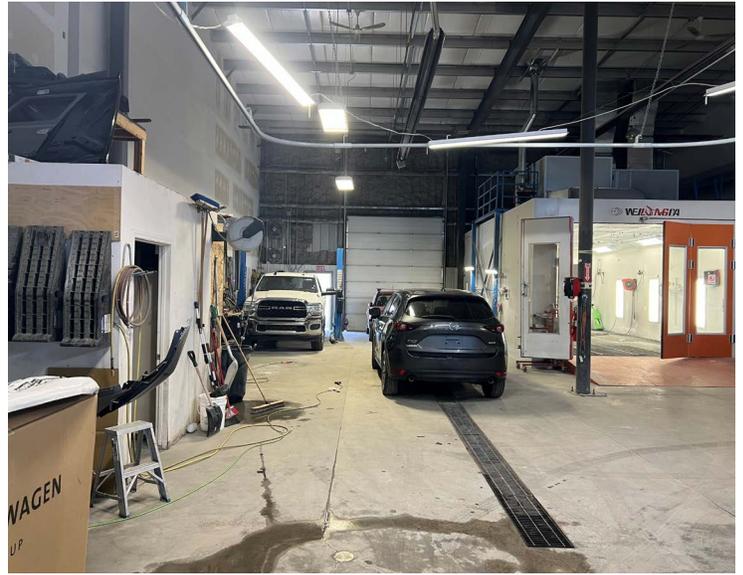
MUNICIPAL ADDRESS	#105/#106, 7609 Sparrow Dr., Leduc, AB
LEGAL DESCRIPTION	Condo Plan: 1221300 Units: 9 & 10
ZONING	IL (Light Industrial)
TYPE OF SPACE	Industrial condo
SIZE	3,864 sq ft ±
GRADE LOADING	(3) 12' x 14' (drive-thru)
CEILING HEIGHT	18' 7" - 26' 10"
HVAC	Forced air in office, radiant in shop
LIGHTING	T5
POWER	225 Amp, 240, 120/208 Volt 3 Phase
DRAINAGE	Trench and dual compartment sump
PARKING	Scramble

## FINANCIALS

SALE PRICE	\$909,000.00 (\$235.00/sq ft)
CONDO FEES	\$585.32/month (2024)
PROPERTY TAXES	\$10,051.44/annum (2024)
LEASE RATE	\$15.00/sq ft
OP COSTS	\$4.65/sq ft
POSSESSION	October 1, 2024

### Additional Information

- Direct frontage to Sparrow Drive
- Storage mezzanine in warehouse



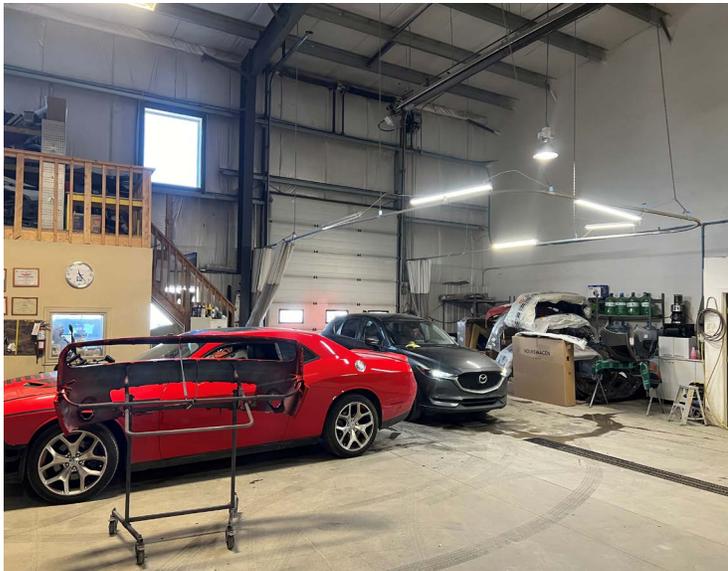
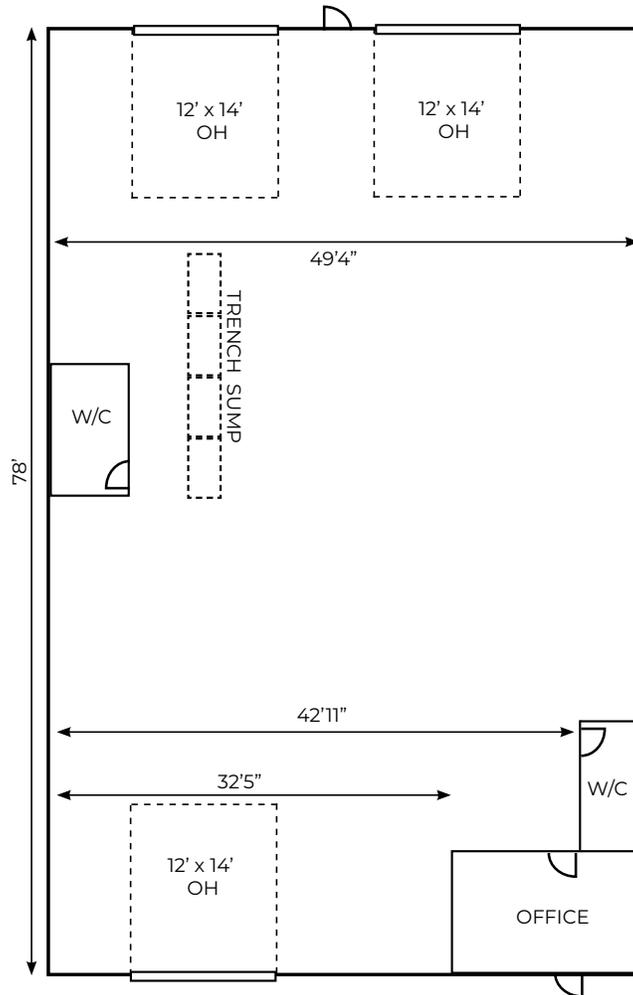
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Inside measurements, for illustration purposes only

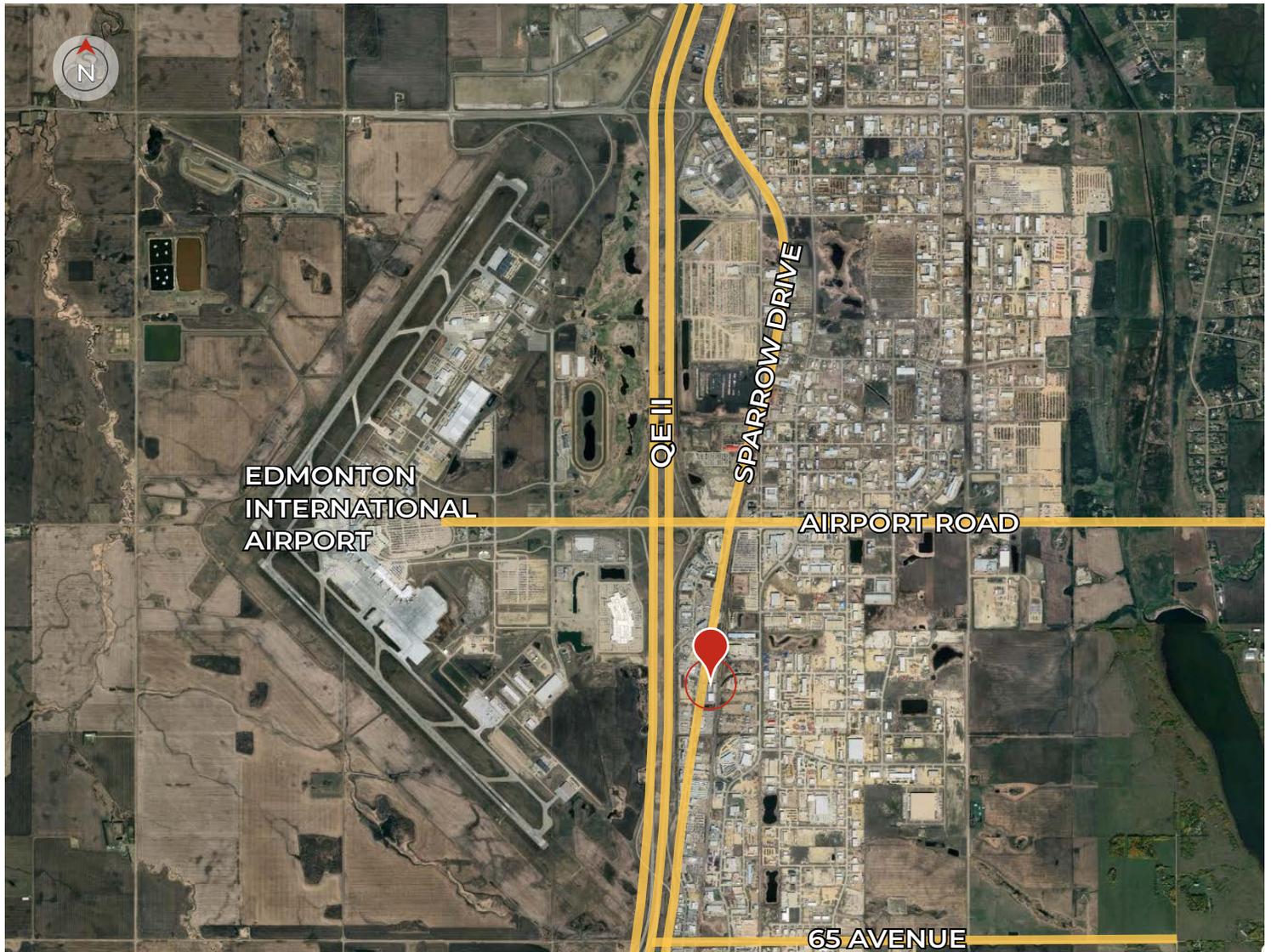


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*Quality Based on Results, Not Promises.*



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