

# FOR SALE / LEASE

## LEDUC INDUSTRIAL CONDO

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



### HIGHLIGHTS

- 1,905 - 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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## PROPERTY DETAILS

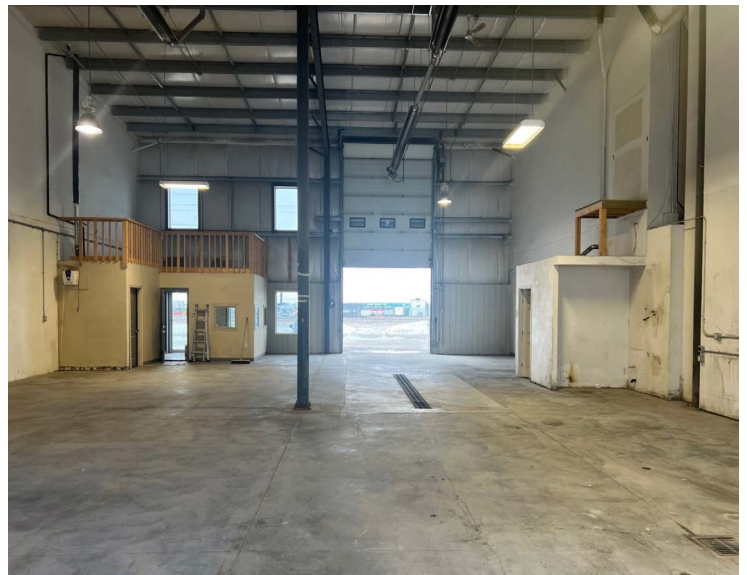
MUNICIPAL ADDRESS	#105/#106, 7609 Sparrow Drive, Leduc, AB
LEGAL DESCRIPTION	Condo Plan: 1221300 Units: 9 & 10
ZONING	IBL (Business Light Industrial)
TYPE OF SPACE	Industrial Condo
YEAR BUILT	2012
SIZE	1,905 - 3,864 sq ft ±
GRADE LOADING	(3) 12' x 14' (drive-thru)
CEILING HEIGHT	18' 7" - 26' 10"
HVAC	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	\$447,675 - \$909,000 (\$235.00/sq ft)
CONDO FEES	\$607.27/month (2024)
PROPERTY TAXES	\$10,051.44/annum (2024)
LEASE RATE	\$15.00/sq ft
OP COSTS	\$4.80/sq ft
POSSESSION	Immediate

### Additional Information

- Direct frontage to Sparrow Drive
- Storage mezzanine in warehouse
- Demisable into two separate units



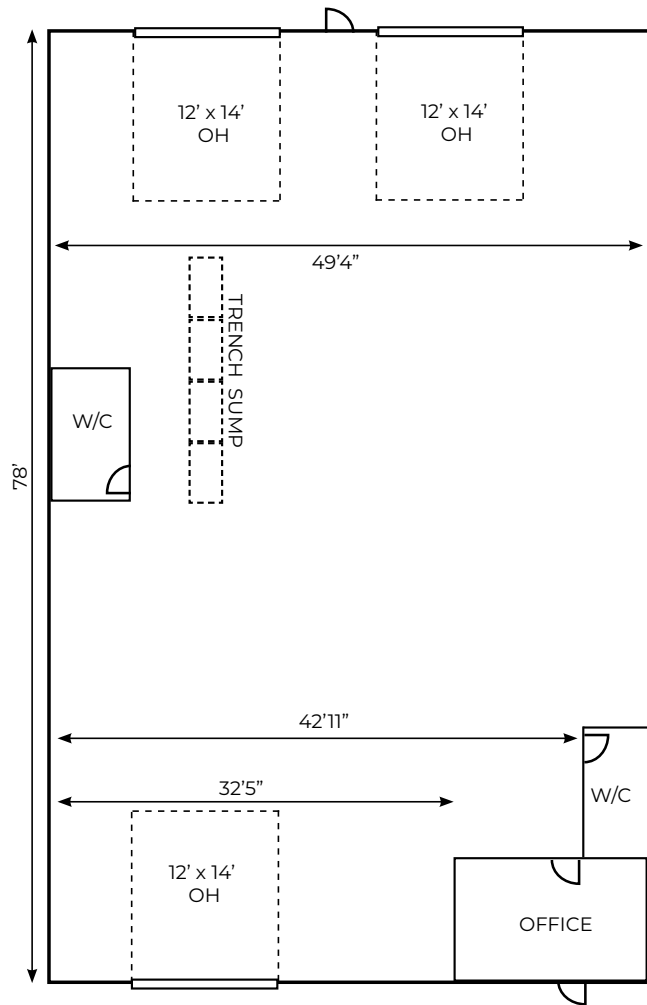
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Inside measurements, for illustration purposes only





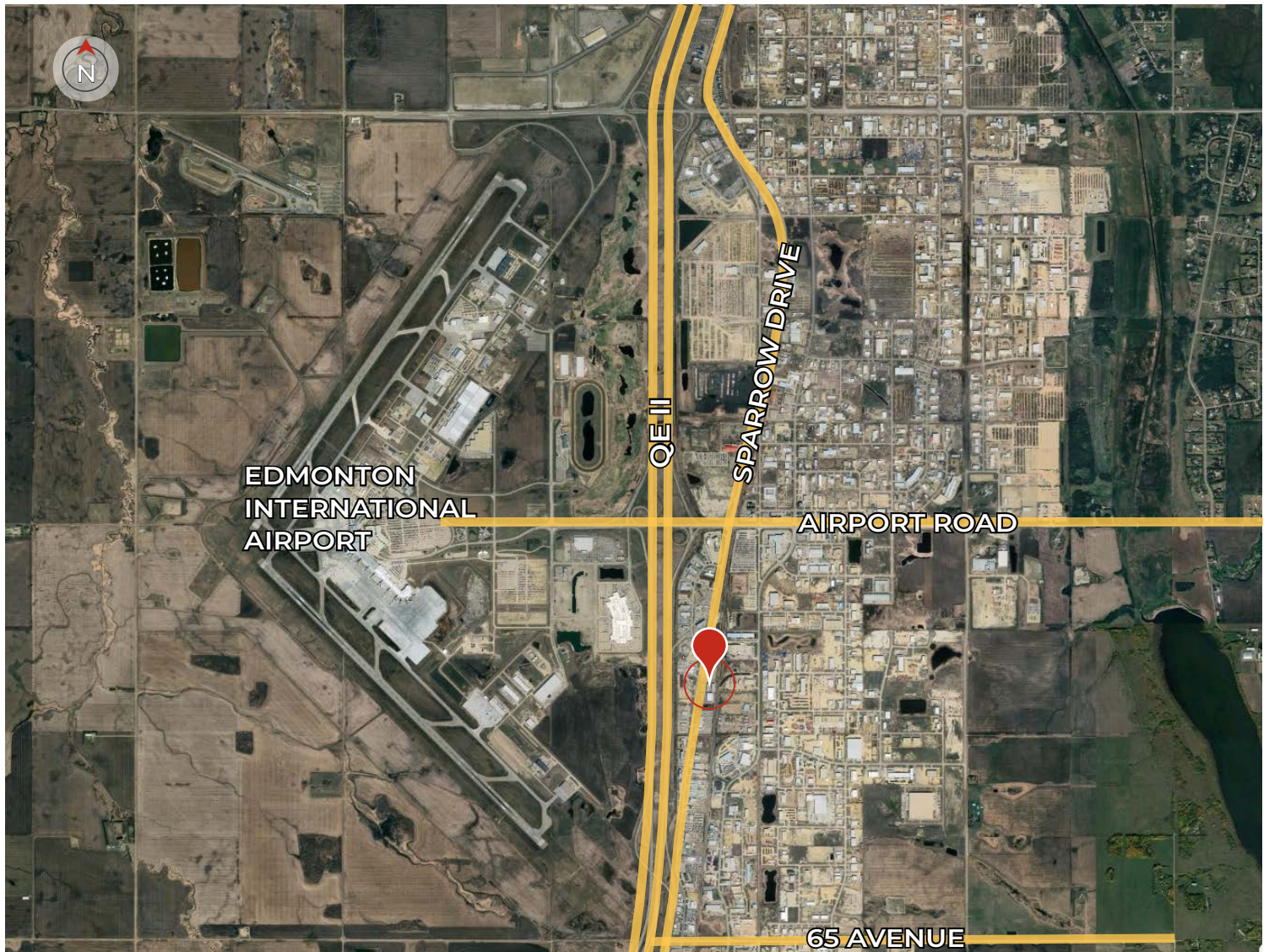
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



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Quality Based on **Results**, Not **Promises**.



**ERIC STANG**

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