

FOR SALE

LEDUC INDUSTRIAL CONDO

#204, 7611 Sparrow Drive, Leduc, AB



HIGHLIGHTS

- 1,353 sq ft ± industrial condo with 1 washroom
- Fully paved marshalling area
- 12' x 14' grade loading door
- Dual compartment sump and exhaust fan
- Prime visibility to Sparrow Drive
- Excellent access to major thoroughfares

ERIC STANG

Partner

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JOANNA LEWIS

Senior Transaction Manager

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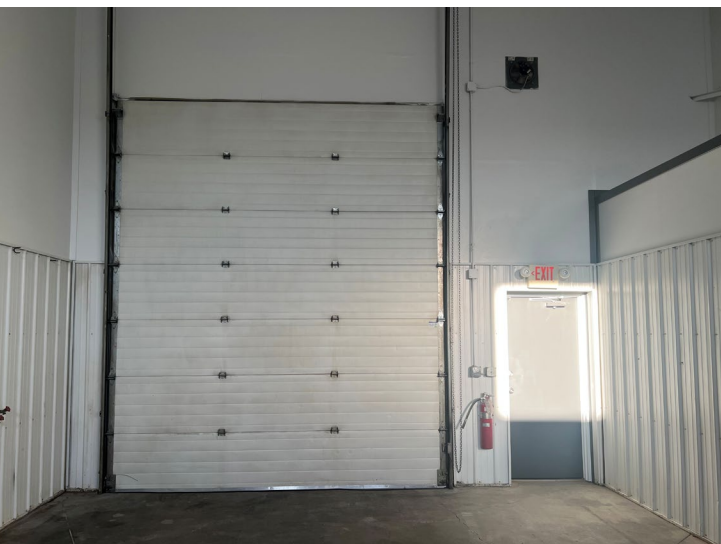


ROYAL PARK
REALTY™

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

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For Sale | #204, 7611 Sparrow Drive, Leduc, AB



Property Details & Financials

MUNICIPAL ADDRESS #204, 7611 Sparrow Drive, Leduc, AB

LEGAL DESCRIPTION Condominium Plan: 072776; Unit: 12

ZONING IBL ([Business Light Industrial](#))

SIZE 1,353 sq ft ±

GRADE LOADING (1) 12' x 14'

HEATING Radiant

LIGHTING Metal Halide

POWER 225 Amp, 120/240 Volt, 3 Phase

DRAINAGE Dual compartment sump

INTERNET TELUS Fibre

VENTILATION Exhaust fan

SALE PRICE **\$325,000.00**

PROPERTY TAXES \$3,994.81/annum (2026)

CONDO FEES \$327.05/month (2026)

POSSESSION Immediate

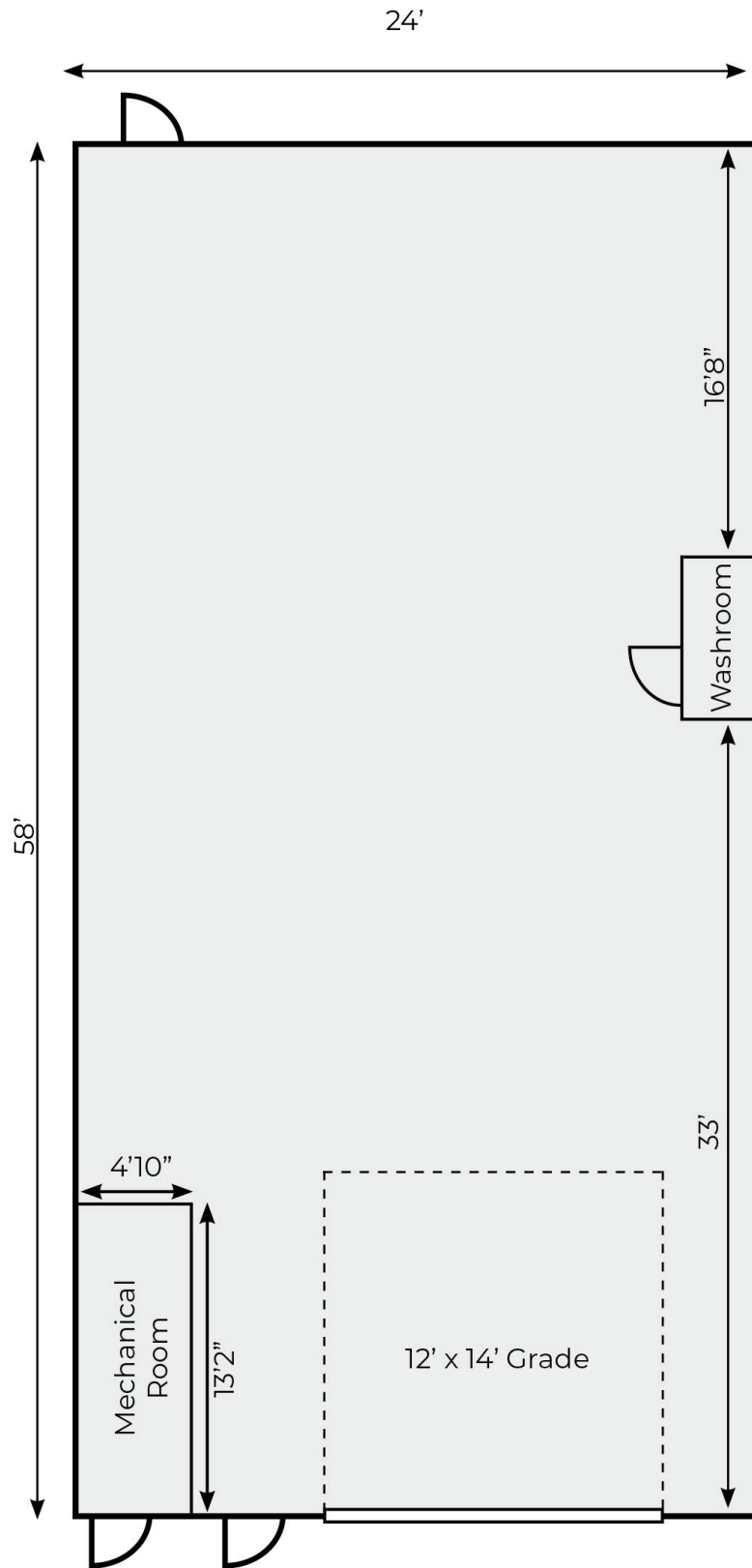


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Floor Plan | #204, 7611 Sparrow Drive, Leduc, AB

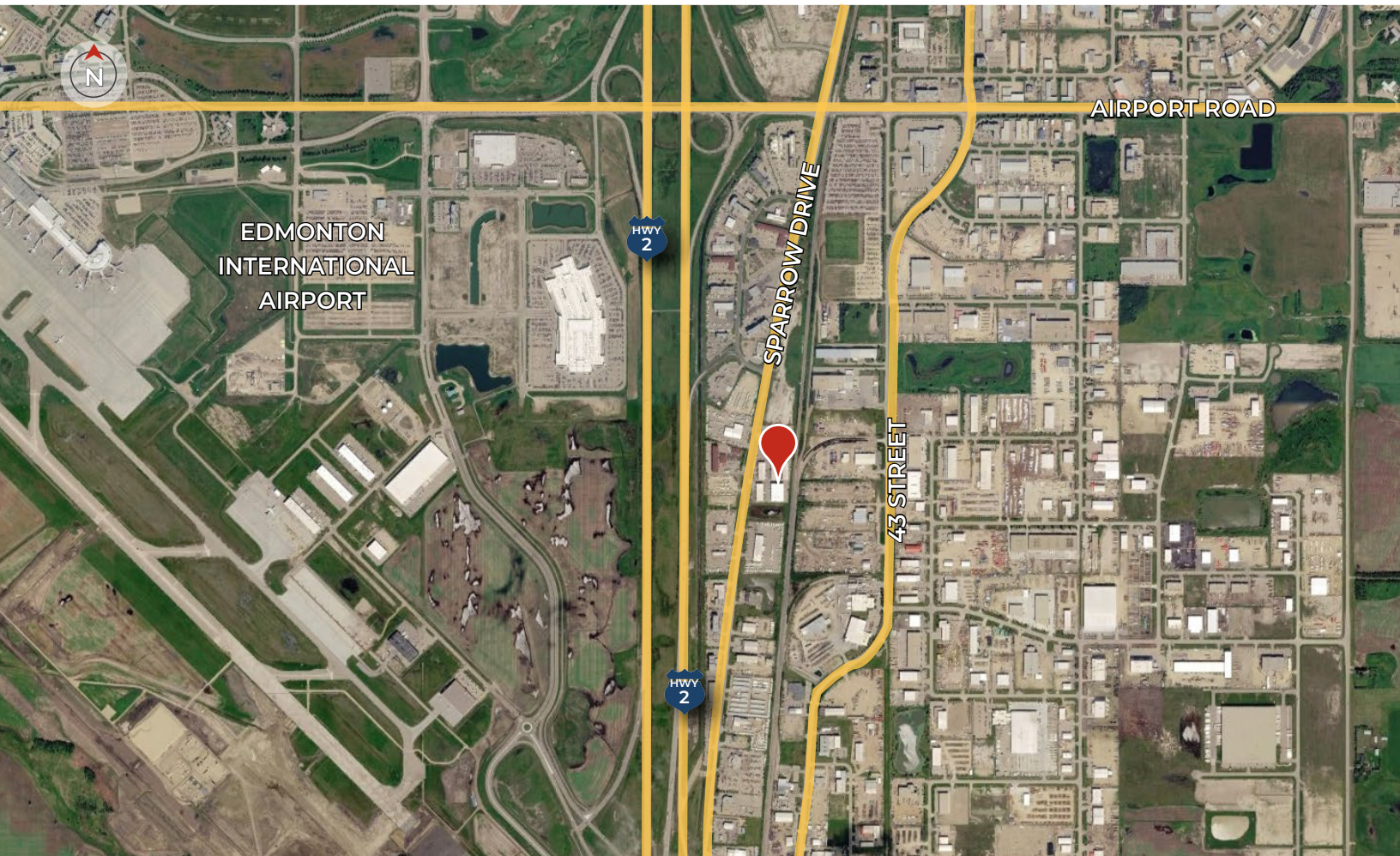


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CONTACT OUR TEAM:



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