

**FOR SALE OR LEASE**

**LEDUC FREESTANDING BUILDING**

**NAI Commercial**



**8336 SPARROW CRESCENT | LEDUC, AB | RARE SHOP/OFFICE ON PAVED LOT**

**PROPERTY DESCRIPTION**

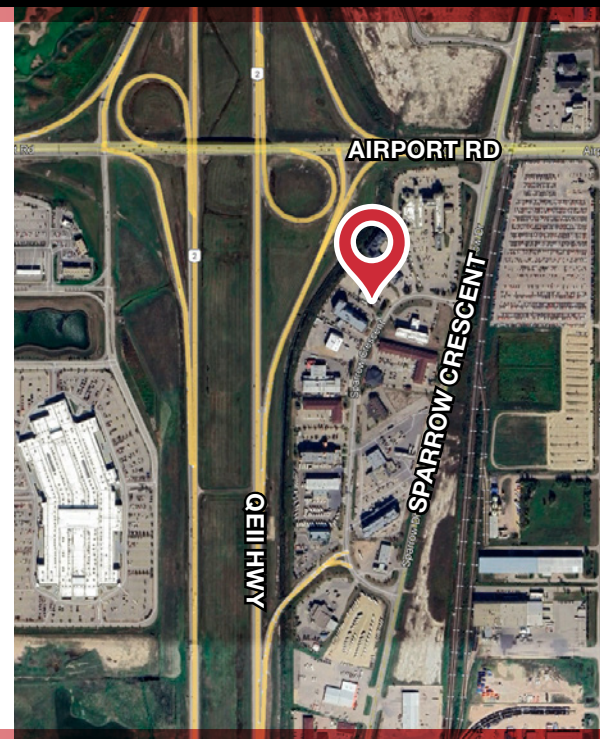
- Rare opportunity to acquire freestanding industrial showroom building on ±1.80 acre concrete yard
- Front office/showroom with clearspan warehouse
- Fully fenced concrete yard
- Optional billboard signage (\$600/month)
- Quick access from QEII Highway, Sparrow Drive and Airport Road

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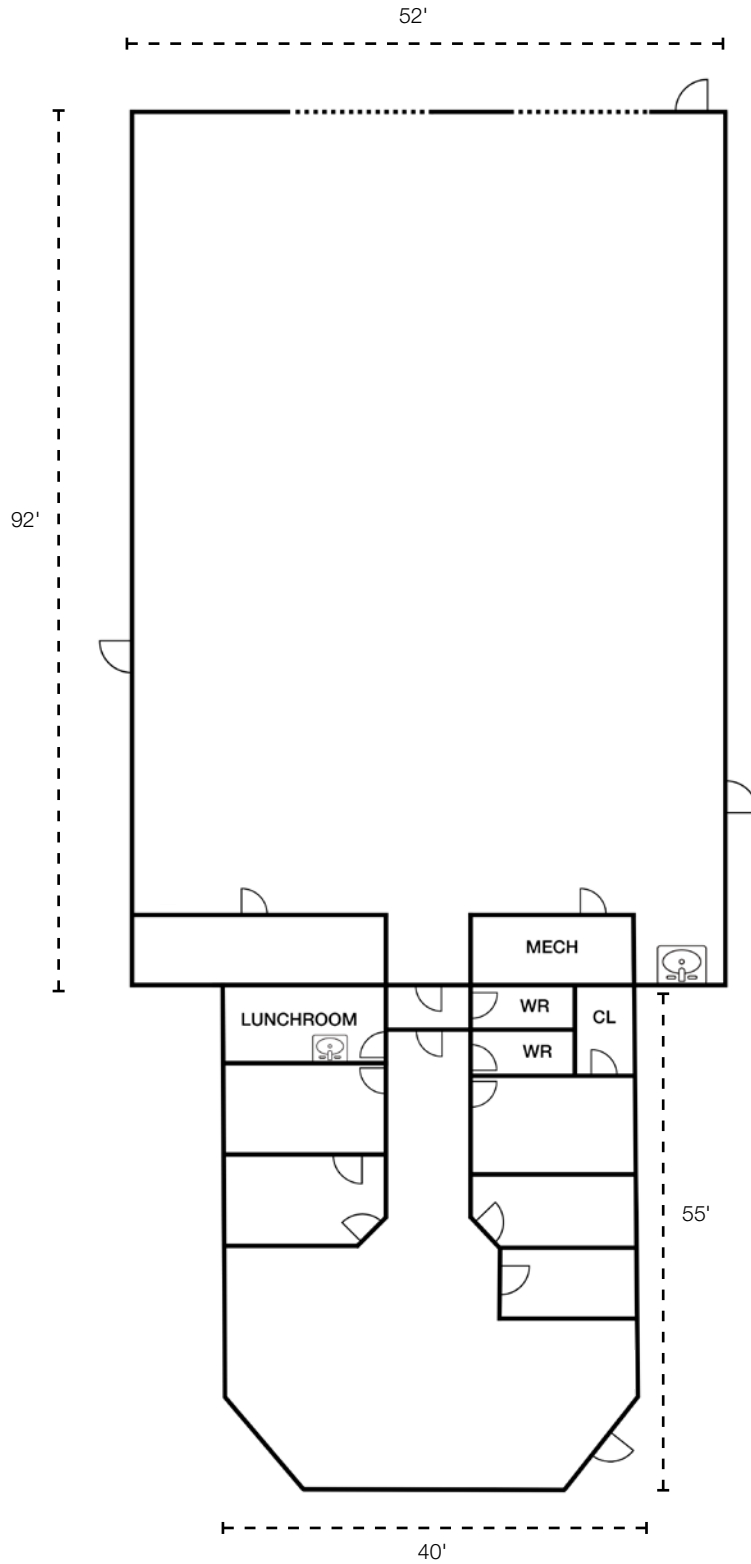


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### ADDITIONAL INFORMATION

SIZE AVAILABLE	7,000 sq.ft.±
LEGAL DESCRIPTION	Lot 3 Block 9 Plan 8521092
YEAR BUILT	1998
ZONING	General Commercial (CG)
AVAILABLE	Immediately
CEILING HEIGHT	16'
HEATING	Radiant tube
POWER	400 amp, 120/280 volt (TBC)
LOADING	(2) 16'x16' grade doors
SITE/YARD SIZE	1.80 acres±
DRAINAGE	Trench drain, sump
LEASE TERM	3-10 years
LEASE RATE	\$24.00/sq.ft./annum
OPERATING COSTS	\$4.98/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees
PROPERTY TAXES	\$26,300.83 (2025)
SALE PRICE	\$2,750,000





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

