

FOR SALE

LEDUC FLEX INDUSTRIAL BAY

NAICommercial



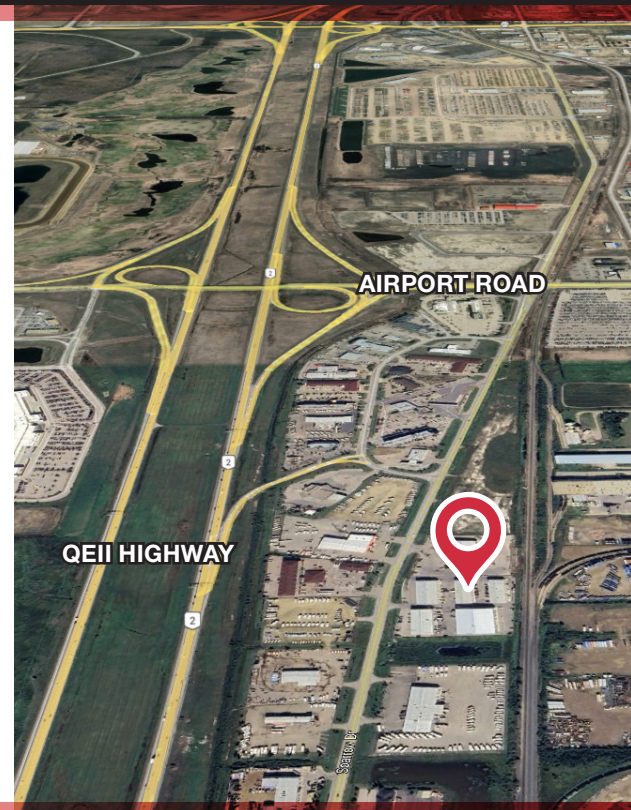
205, 7611 SPARROW DRIVE | LEDUC, AB | INDUSTRIAL/RETAIL BAY

PROPERTY DESCRIPTION

- Available immediately
- Well-appointed buildout featuring a showroom, private office, washroom, warehouse/shop area, and mezzanine
- Ceiling heights of 23'5" at the eaves and 25'6" at the peak
- Radiant warehouse heating
- Floor drain
- Approx. 375 SF finished mezzanine providing additional office or storage space

COLTON COLQUHOUN

Associate Broker
780 830 9120
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

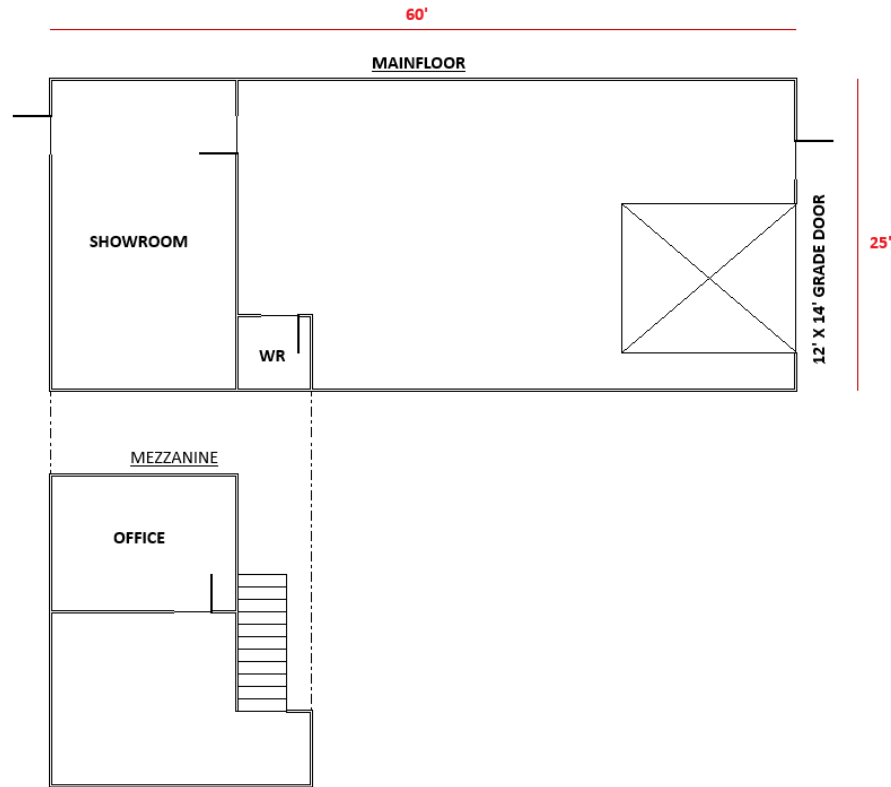


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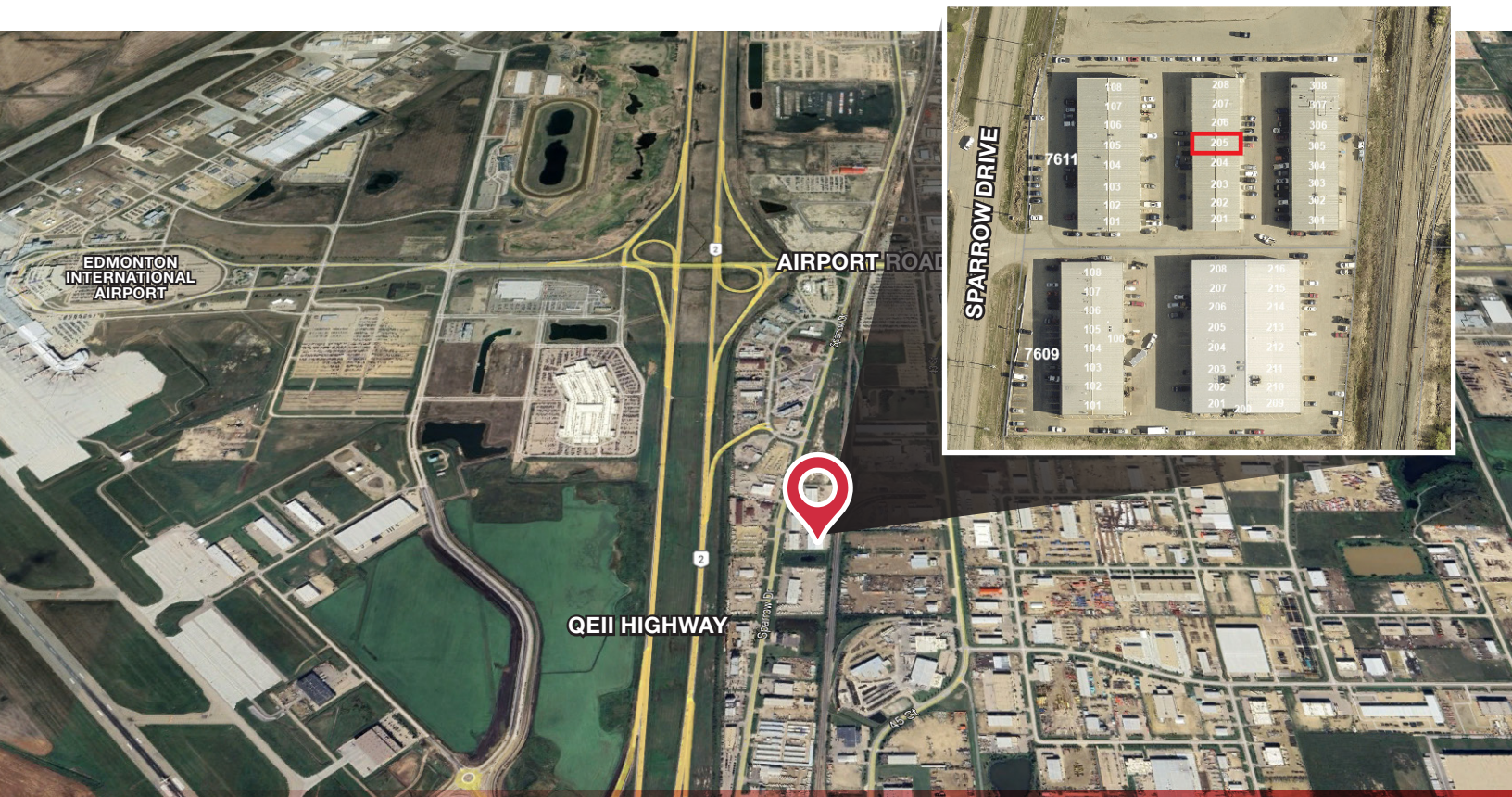
ADDITIONAL INFORMATION

AREA AVAILABLE	1,500 sq.ft.±
LEGAL DESCRIPTION	Plan 0727716, Unit 13
AVAILABLE	Immediately
YEAR BUILT	2007
ZONING	IBL - Business Light Industrial
LOADING	Grade - 12'x14'
POWER	(TBC)
CEILING HEIGHT	23' 5" at eaves, 25' 6" at peak
HEAT	Radiant
CONDO FEES	\$327.06/month (2026)
PROPERTY TAXES	\$4,133.76/year (2026)
SALE PRICE	\$320,000





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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