

FOR SALE OR LEASE

LEDUC FLEX INDUSTRIAL BAY

NAI Commercial



PRICE
REDUCED!

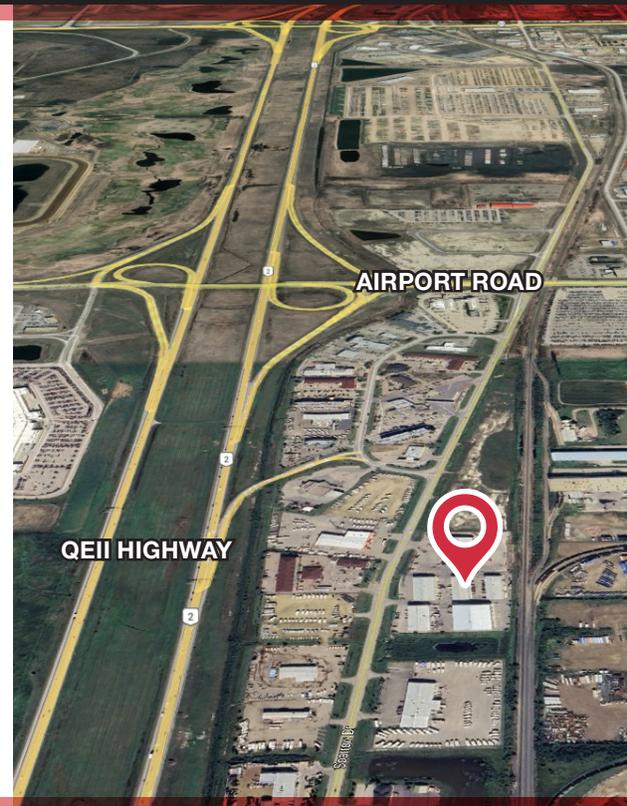
206, 7611 SPARROW DRIVE | LEDUC, AB | INDUSTRIAL/RETAIL BAY

PROPERTY DESCRIPTION

- Rare small bay with many upgrades and quality buildout including; Multiple Offices, Reception, Washroom, Full Kitchen with lunch area, and Storage rooms
- Zoning allows for wide variety of uses including retail, office, and industrial.
- Excellent access to major highways including Queen Elizabeth 2, Sparrow Drive, Airport Road, and Spine Road (9 Street)

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

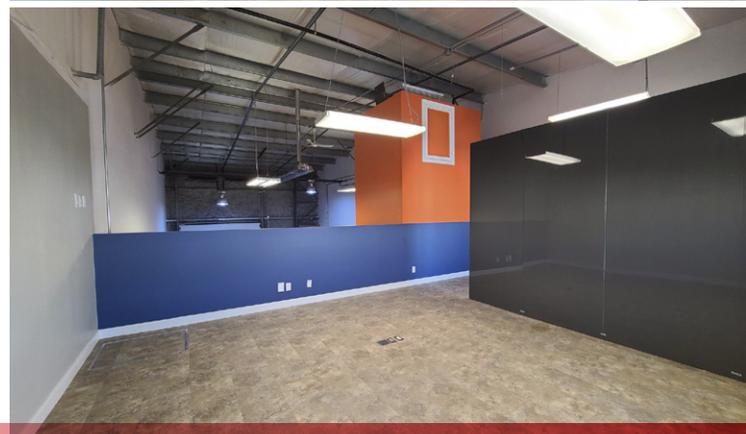


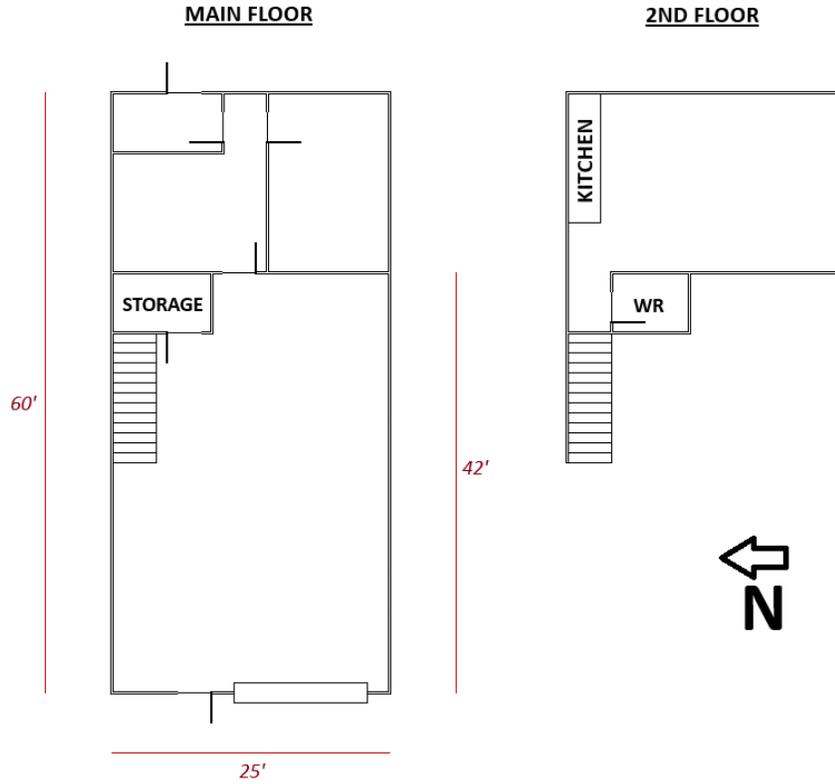
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,826 sq.ft.±
LEGAL DESCRIPTION	Plan 0727716, Unit 14
AVAILABLE	Immediately
ZONING	IBL - Business Light Industrial
LOADING	Grade - 12'x14'
POWER	225 amps, 120/240 volt, 3 phase, 4 wire (TBC)
CEILING HEIGHT	23' 5" at eaves, 25' 6" at peak
SUMP	2-stage
HEAT	Radiant (new) & Electric
LEASE RATE	\$15.00/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2025 estimate) includes property taxes, building insurance, common area maintenance and management fees
CONDO FEES	\$320/month (2025)
PROPERTY TAXES	\$4,200/year (2025)
SALE PRICE	\$420,000 REDUCED \$399,000





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

