

307, 7611 Sparrow Drive, Leduc

Sparrow Drive Condo Bay



PROPERTY DETAILS

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|--------------------|---------------------------------|
| Address: | #307, 7611 Sparrow Drive, Leduc |
| Legal: | Condo Plan 0727716, Unit 23 |
| Zoning: | IL (Light Industrial) |
| Year Built: | 2007 |
| Main Floor Size: | 1,500 SF (+/-) |
| Mezzanine: | 200 SF (+/-) |
| Sale Price: | \$350,000.00 |
| Property Tax: | \$3,736.00 (2025 estimate) |
| Condo Fees: | \$327.87 / month (estimate) |
| Vacant Possession: | October 1, 2026 |



PROPERTY HIGHLIGHTS

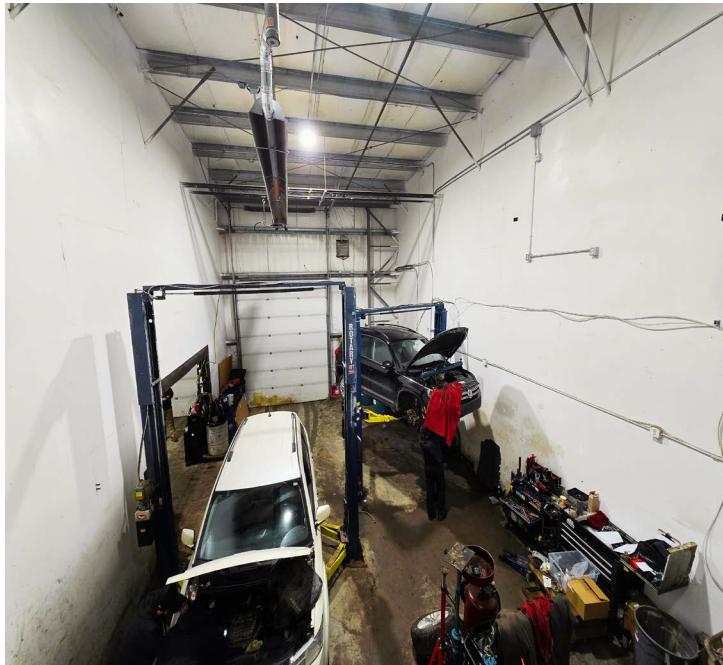
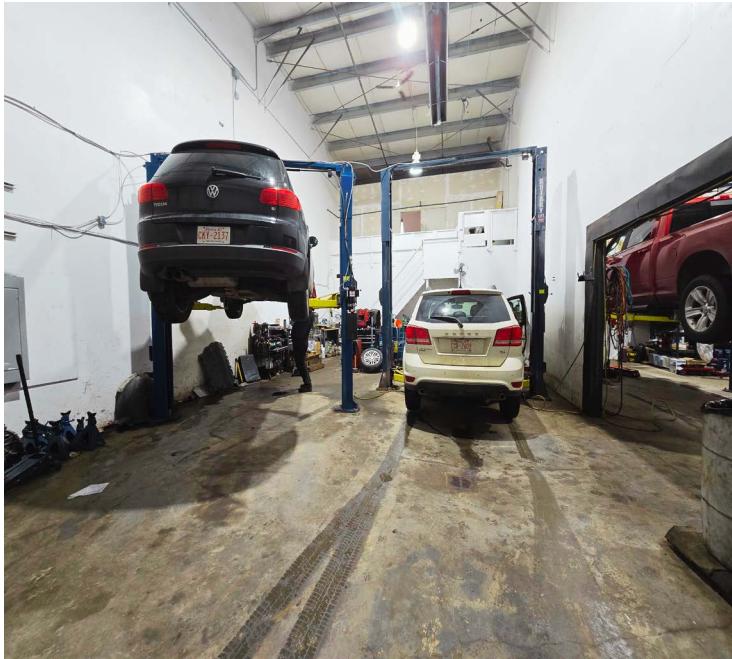
- Neat grade loading condo bay with tenant in place until Fall 2026, then available for owner-user
- Main floor comprised of small office with remainder shop
- Mezzanine storage / additional office
- Excellent location with quick access to QE2 Highway, Airport Road, and with many commercial businesses and amenities in the surrounding area



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Property features:



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- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton



PROPERTY DETAILS

Loading: (1) 12' x 14' Grade Door

Power: 225 Amp, 3 Phase (to be verified)

Ceiling Height: 24' roof at eaves

Heat: Radiant tube

Parking: Surface Parking

Drain: Yes - floor drain



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