

## FOR SALE





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)
Lease Expiry	August 31, 2026

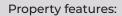


- Neat condo bay with tenant in place
- Main floor comprised of small office with remainder shop
- Mezzanine storage / additional office
- Excellent location with quick access to QE2 Highway and Airport Road



**Erin Oatway**Partner / Associate

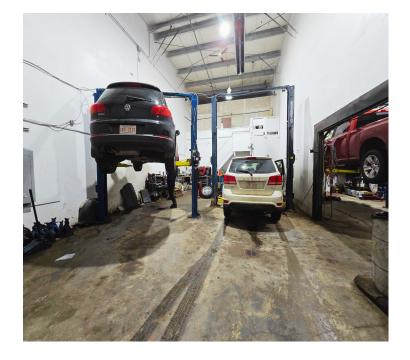
Partner / Associate 780-218-7585 erin@aicrecommercial.com Jim McKinnon Broker / Partner 780-719-8183 jim@aicrecommercial.com

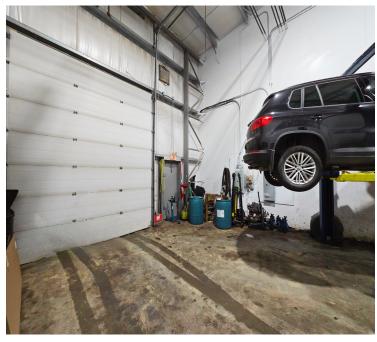


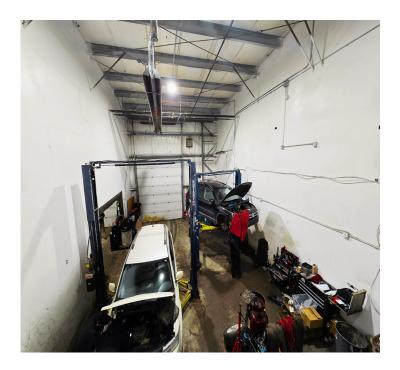
















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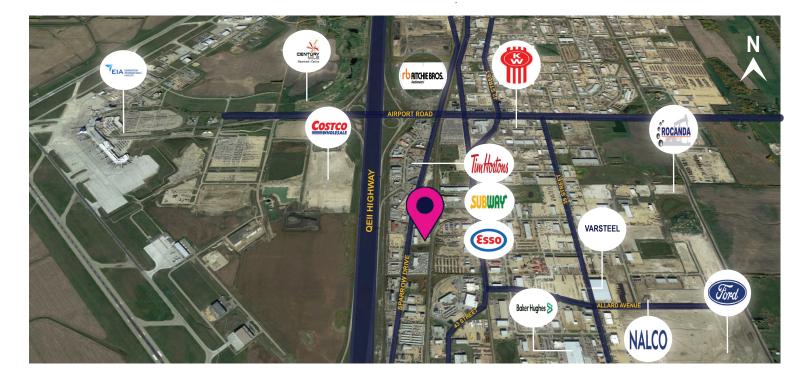












- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton



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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