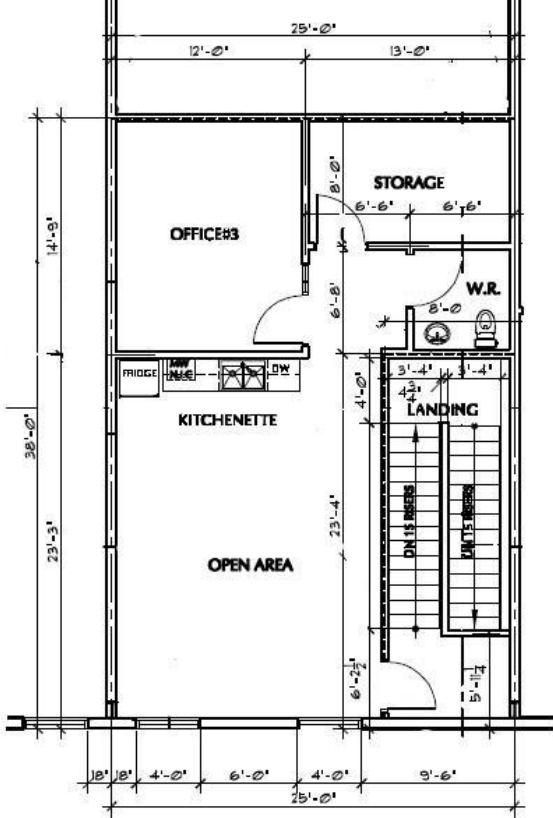




MEZZANINE FLOOR

SCALE: $\frac{1}{8}" = 1'-0"$

AREA = 950 sq.ft. = 88.26 sq.m.

Leduc Alberta

\$13

FOR SALE OR LEASE. #206/#214 7609 Sparrow Drive offered for both sale or lease. Back to back units totaling 4450 SF of Office/Warehouse comprised of 2550 SF of open warehouse and 1900 SF of office space over 2 floors. Office improvements include 4 offices, open reception area, two washrooms, staff area with full kitchen and storage areas. Peaked warehouse ceilings up to 29 clear, radiant heat, floor drains, 3 phase power. 12x14 grade loading. Asking \$725,000, Net Lease Rate \$13.00/SF
Other Property Types: Industrial
Subject Space Width: 25
Subject Space Depth: 70
Ownership Interest: Private
Title to Land: Fee Simple
RPR Survey Available: No
Seller Rights: No
Appointment Name: Wayne
Appointment Phone: 780-953-9934
Lease Operating Costs Included: Taxes, Condo fees
Paragon Listing ID: E4463719 (id:6769)

Listing Presented By:



Originally Listed by:
REMAX River City

<http://www.wayneparadis.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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