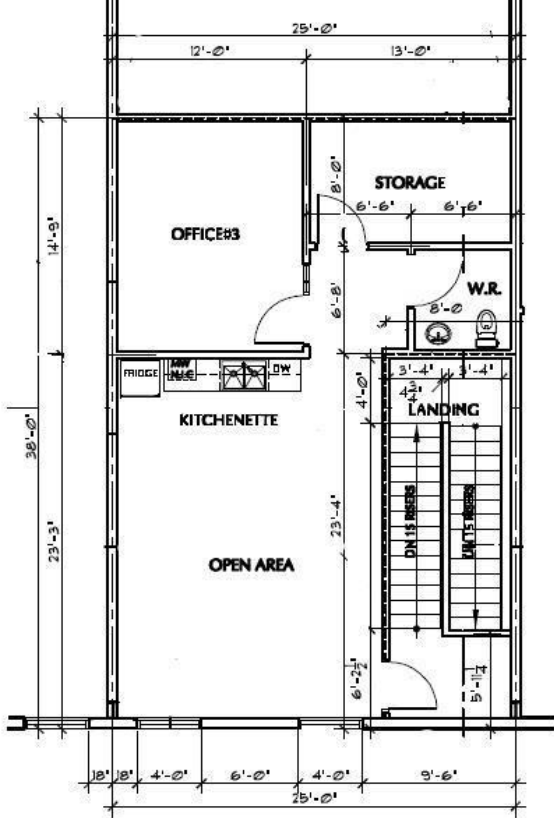




## MEZZANINE FLOOR

SCALE: 1/8" = 1'-0"

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

# Leduc Alberta

\$350,000

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, Office  
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  
Paragon Listing ID: E4463718 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.