



## Leduc Alberta

\$399,000

Located in the heart of Leduc's thriving commercial corridor, this rare small bay at 206, 7611 Sparrow Drive offers a turnkey opportunity for owner-users or investors seeking a flexible industrial or retail space with high-quality improvements. The unit spans 1,826 square feet and features a thoughtfully designed layout including multiple offices, a reception area, a full kitchen with lunchroom, washroom, and dedicated storage rooms. The buildout reflects a professional finish ideal for businesses requiring both functional workspace and customer-facing areas. The property benefits from IBL zoning, supporting a wide range of uses including retail, office, and light industrial. With grade-level loading (12' x 14'), 225-amp 3-phase power, and a two-stage sump, the space is well-equipped for operational efficiency. Ceiling heights range from 23'5" at the eaves to 25'6" at the peak, offering excellent vertical clearance. Strategically positioned with direct access to Queen Elizabeth II Highway, Airport Road, and Sparrow Drive, the site is minutes from Edmonton International Airport and major logistics routes. The \$420,000 asking price presents a compelling value for a fully built-out bay in a high-demand location with low condo fees and manageable property taxes. (id:6769)

Listing Presented By:



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NAI Commercial Real Estate Inc

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net