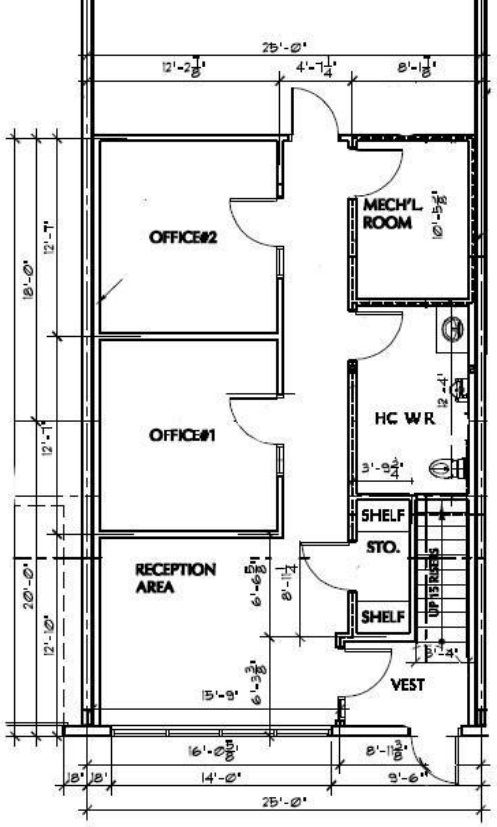

OFFICE MAIN FLOOR

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

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

Leduc Alberta

$375,000

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/SFOther Property Types: IndustrialSubject Space Width: 25Subject Space Depth: 70Ownership Interest: PrivateTitle to Land: Fee SimpleRPR Survey Available: NoSeller Rights: NoAppointment Name: WayneAppointment Phone: 780-953-9934Paragon Listing ID: E4463719 (id:6769)

Listing Presented By:

Originally Listed by:
REMAX River City

http://www.wayneparadis.com/

REMAX ELITE

8104 160 Ave NW, Edmonton, AB, T5Z 3J8

Phone: 780-406-4000
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