



## OFFICE MAIN FLOOR

SCALE: 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, 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 Lease Operating Costs Included: Taxes, condo fees Paragon Listing ID: E4463718 (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX River City

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

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