

# FOR SALE/LEASE

## LEDUC INDUSTRIAL CONDO

#104, 7609 Sparrow Drive, Leduc, AB



### HIGHLIGHTS

- 1,955 sq ft ± industrial condo
- Fully paved marshalling area
- 1 washroom
- Prime visibility to Sparrow Drive
- Excellent access to major thoroughfares including Airport Road & QE II

### ERIC STANG

Partner, Associate

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### JOANNA LEWIS

Senior Transaction Manager

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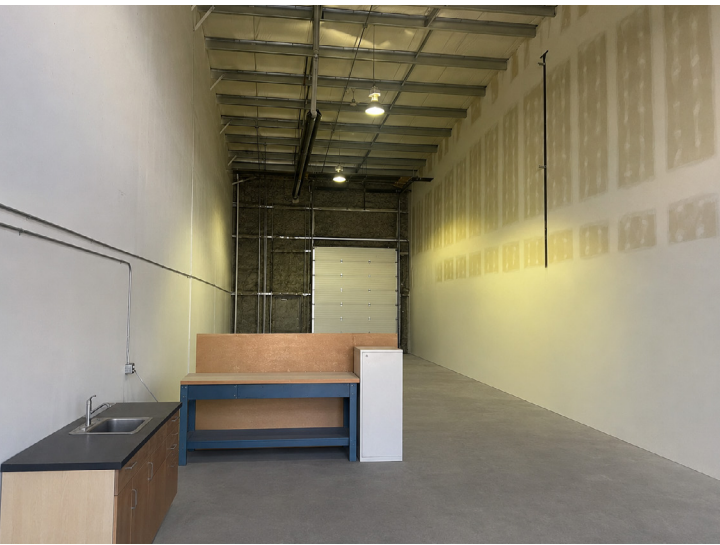


ROYAL PARK  
REALTY™

**T** 780.448.0800 **F** 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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**For Sale/Lease | #104, 7609 Sparrow Drive, Leduc, AB**



## Property Details & Financials

**MUNICIPAL ADDRESS** #104, 7609 Sparrow Drive, Leduc, AB

**LEGAL DESCRIPTION** Condominium Plan: 1221300; Unit: 8

**ZONING** IBL ([Business Light Industrial](#))

**PROPERTY TYPE** Industrial Condo

**YEAR BUILT** 2012

**SIZE** 1,955 sq ft ±

**GRADE LOADING** (1) 12' x 14'

**HEATING** Radiant

**LIGHTING** T5

**POWER** 200 Amp, 120/208 Volt, 3 Phase

**DRAINAGE** Dual compartment sump

**PARKING** 4 stalls

**SALE PRICE** **\$459,425 (\$235.00/sq ft)**

**PROPERTY TAXES** \$5,762.30/annum (2026)

**CONDO FEES** \$337.94/month (2026)

**LEASE RATE** **\$16.50/sq ft (net)**

**OP COSTS** \$5.90/sq ft

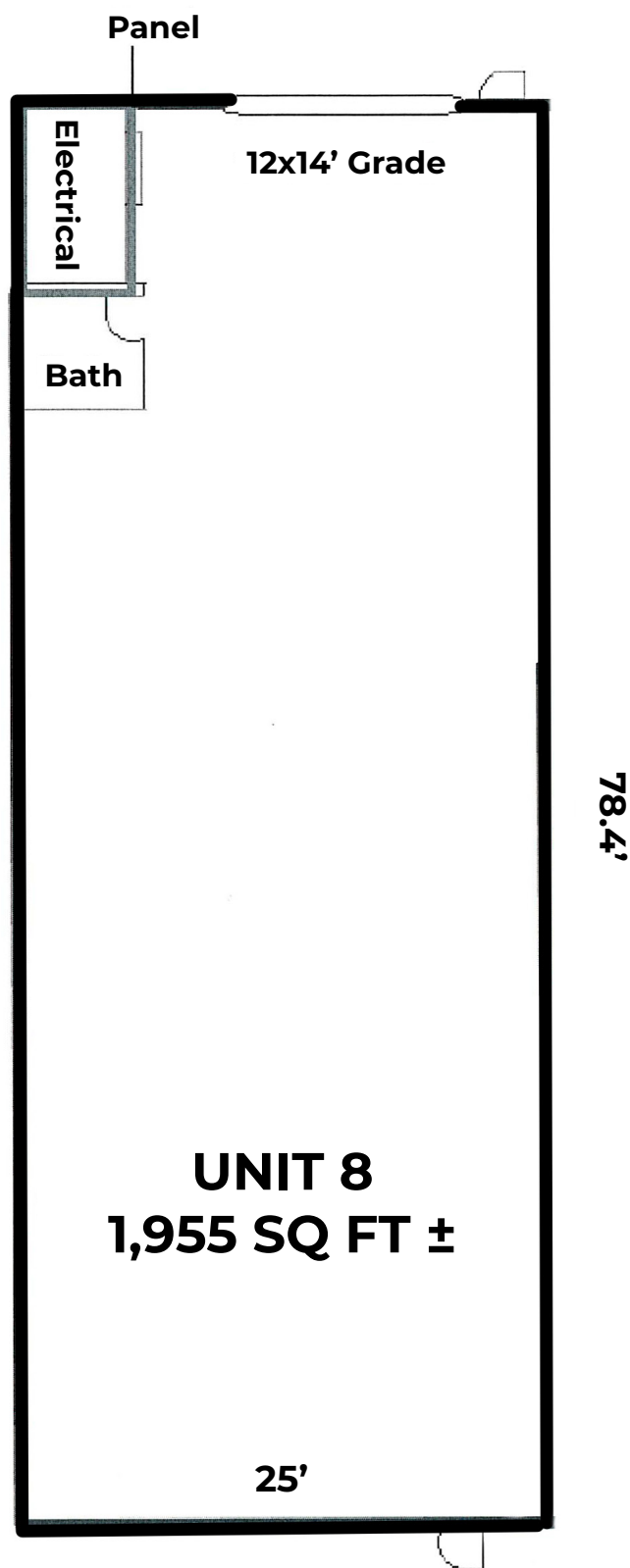
**POSSESSION** November 1, 2026 (earlier date possible)



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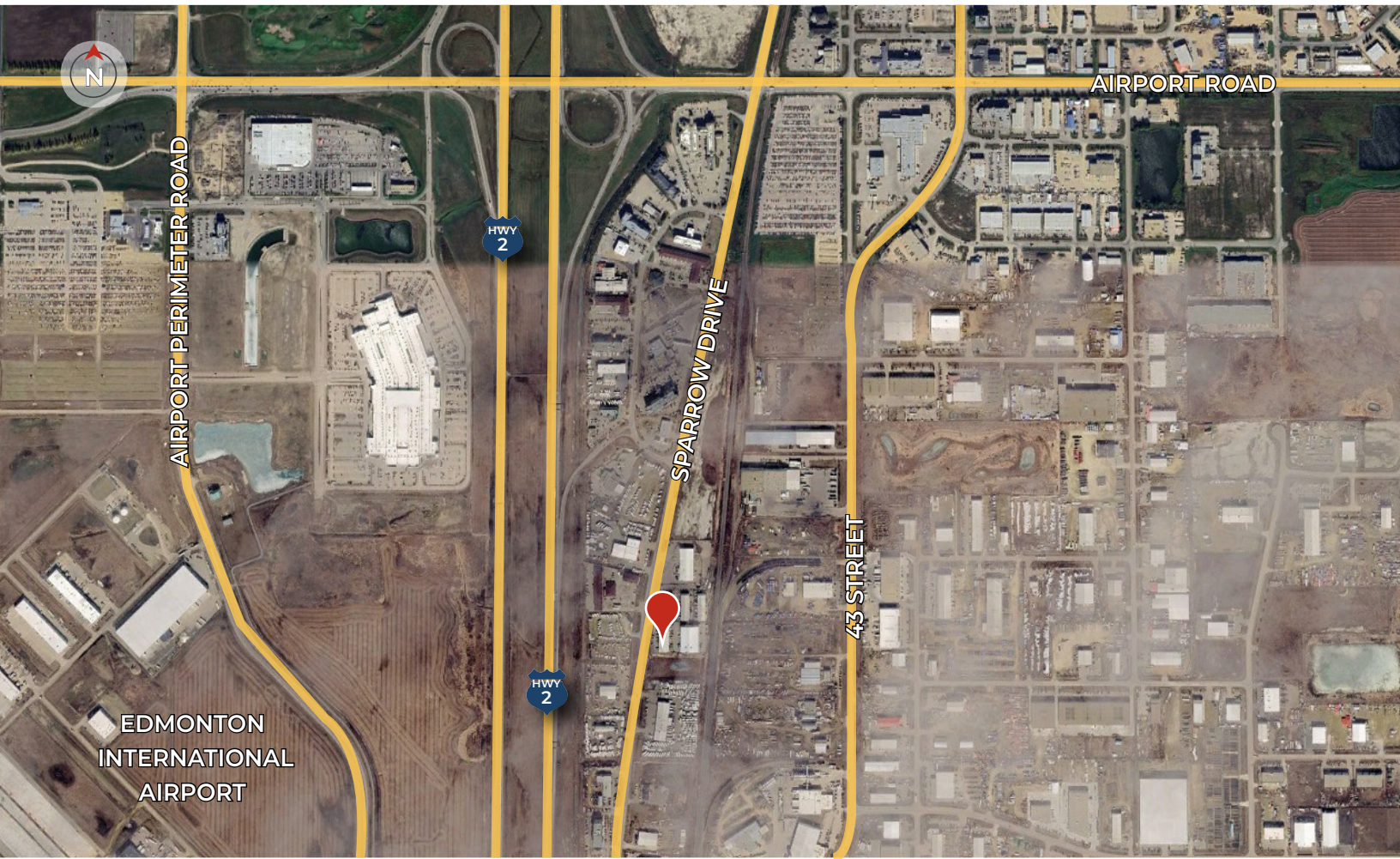


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**Property Location | #104, 7609 Sparrow Drive, Leduc, AB**



**CONTACT OUR TEAM:**



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