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6542 SPARROW DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Leduc, Alberta



Listing ID:
30275


MLS ID:
A2214098

\$18,800



 **WARREN COCHLIN**
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 6542 Sparrow Drive , Leduc , Alberta T9E 6T9

Transaction Type For Lease	Days On Market 72	Lease Amount 18800.00
Lease Frequency Monthly	Sub Lease 1	Subdivision West Industrial_LEDU
Building Type Free-Standing,Mixed Use,Retail	Year Built 2019	Structure Type Industrial
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 8022040
Building Area (Sq. Ft.) 5500.00	Building Area (Sq. M.) 510.96	Footprint (Sq. Ft.) 5500
Inclusions None	Restrictions Airspace Restriction	Reports Title

5,500 SF freestanding building on 1.33 acres. 1,500 SF of showroom/office, and 4,000 SF of shop with alignment machine, two post lift, four post lift, air compressor, and more. Four (4) grade loading doors (14' x 16'). Yard area is fully fenced, gated, and secured. Excellent exposure to QEII, 50 Street, and highway overpasses. Ability to continue occupancy on a headlease basis. Substantial amount of machinery, furniture, fixtures, and computer equipment included in Sublease. Contact listing agent for a detailed list.

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