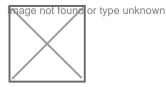


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6542 SPARROW DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Leduc, Alberta Listing ID:

30275 A2214098

MLS ID:

\$18,800



- **△** WARREN COCHLIN
- **(780)** 701-1932
- CDN Global Advisors Ltd.
- **403-531-4336**
- 6542 Sparrow Drive , Leduc , Alberta T9E 6T9

Transaction Type

For Lease

Days On Market

18800.00

Lease Amount

Lease Frequency

Monthly

Sub Lease

.

152

Subdivision

West Industrial_LEDU

Building Type

Property Type

Commercial

Free-Standing, Mixed Use, Retail

Year Built 2019 Structure Type Industrial

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

Rare Ownership Opportunity. 5,500 SF freestanding building on 1.33 Acres. 1,500 SF showroom/office with 4,000 SF fully equipped shop and wash bay. Four (4) grade loading doors (14' x 16'). Fully paved, fenced, and secured yard/parking area. Excellent exposure to the QEII, 50 Street, and new highway overpasses. Equipment, Hoists, and furniture are available.

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