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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**  
 (780) 701-1932

 **CDN Global Advisors Ltd.**  
 403-531-4336

 6542 Sparrow Drive , Leduc , Alberta T9E 6T9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 152	<b>Lease Amount</b> 18800.00
<b>Lease Frequency</b> Monthly	<b>Sub Lease</b> 1	<b>Subdivision</b> West Industrial_LEDU
<b>Building Type</b> Free-Standing,Mixed Use,Retail	<b>Year Built</b> 2019	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8022040
<b>Building Area (Sq. Ft.)</b> 5500.00	<b>Building Area (Sq. M.)</b> 510.96	<b>Footprint (Sq. Ft.)</b> 5500
<b>Inclusions</b> None	<b>Restrictions</b> Airspace Restriction	<b>Reports</b> 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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