

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Transaction Type For Lease	Days On Market 277	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

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.