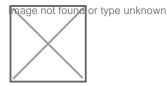


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6542 SPARROW DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Leduc, Alberta Listing ID: 31551

MLS ID: A2244868

\$3,200,000



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

Transaction Type

For Sale

Subdivision

West Industrial_LEDU

Structure Type

Industrial

Legal Plan 8022040

Footprint (Sq. Ft.)

5500

Reports Title **Days On Market**

62

Building Type

Free-Standing, Mixed Use, Retail

Property Type Commercial

Building Area (Sq. Ft.)

5500.00

Inclusions None Zoning

GC

Year Built

2019

Property Sub Type

Mixed Use

Building Area (Sq. M.)

510.96

Restrictions

Airspace Restriction

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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