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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



 **WARREN COCHLIN**
 (780) 701-1932

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

 6542 Sparrow Drive , Leduc , Alberta T9E 6T9

Transaction Type

For Sale

Days On Market

62

Zoning

GC

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.

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