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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

Subdivision

West Industrial\_LEDU

**Structure Type** 

Industrial

Legal Plan 8022040

Footprint (Sq. Ft.)

5500

Reports Title **Days On Market** 

123

**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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