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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**

|                            |                                |                               |
|----------------------------|--------------------------------|-------------------------------|
| <b>Transaction Type</b>    | <b>Days On Market</b>          | <b>Zoning</b>                 |
| For Sale                   | 184                            | GC                            |
| <b>Subdivision</b>         | <b>Building Type</b>           | <b>Year Built</b>             |
| West Industrial_LEDU       | Free-Standing,Mixed Use,Retail | 2019                          |
| <b>Structure Type</b>      | <b>Property Type</b>           | <b>Property Sub Type</b>      |
| Industrial                 | Commercial                     | Mixed Use                     |
| <b>Legal Plan</b>          | <b>Building Area (Sq. Ft.)</b> | <b>Building Area (Sq. M.)</b> |
| 8022040                    | 5500.00                        | 510.96                        |
| <b>Footprint (Sq. Ft.)</b> | <b>Inclusions</b>              | <b>Restrictions</b>           |
| 5500                       | None                           | 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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