

\$3,200,000 - 6542 Sparrow Drive, Leduc

MLS® #A2244868

\$3,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Industrial_LEDU, Leduc, Alberta

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.

Built in 2019

Essential Information

MLS® #	A2244868
Price	\$3,200,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	6542 Sparrow Drive
Subdivision	West Industrial_LEDU
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 6T9

Amenities



Parking Spaces 103

Additional Information

Date Listed July 31st, 2025
Days on Market 98
Zoning GC

Listing Details

Listing Office CDN Global Advisors Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.