# \$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.



## **Essential Information**

MLS® # A2244868 Price \$3,200,000

Acres 0.00

Acres 0.00

Year Built 2019

Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

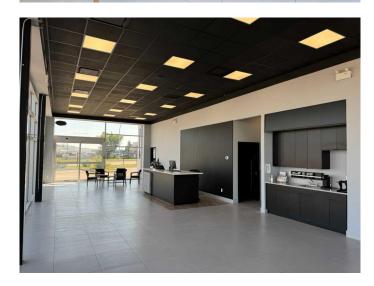
Address 6542 Sparrow Drive Subdivision West Industrial\_LEDU

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.

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