

\$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 - Contact listing agent for detail.

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 3
Zoning GC

Listing Details

Listing Office CDN Global Advisors Ltd.

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