

# \$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        2  
Zoning                    GC

**Listing Details**

Listing Office            CDN Global Advisors Ltd.

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