

# \$18,800 - 6542 Sparrow Drive, Leduc

MLS® #A2214098

**\$18,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Industrial\_LEDU, Leduc, Alberta

5,500 SF freestanding building on 1.33 acres. 1,500 SF of showroom/office, and 4,000 SF of shop with alignment machine, two post lift, four post lift, air compressor, and more. Four (4) grade loading doors (14' x 16'). Yard area is fully fenced, gated, and secured. Excellent exposure to QEII, 50 Street, and highway overpasses. Ability to continue occupancy on a headlease basis. Substantial amount of machinery, furniture, fixtures, and computer equipment included in Sublease. Contact listing agent for a detailed list.

Built in 2019

## Essential Information

MLS® #	A2214098
Price	\$18,800
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            April 23rd, 2025

Days on Market        81

**Listing Details**

Listing Office            CDN Global Advisors Ltd.

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