

# \$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

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® #	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      120

**Listing Details**

Listing Office              CDN Global Advisors Ltd.

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