# \$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 197

# **Listing Details**

Listing Office CDN Global Advisors Ltd.

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