

// +/- 3.45 Acres Commercial Land



# FOR SALE

7816 Sparrow Drive, Leduc

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Commercial Real Estate Advisors

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# PROPERTY OVERVIEW



## PROPERTY DETAILS

- Strategically located along Sparrow Drive and Sparrow Crescent, benefiting from a traffic count exceeding 6,400 vehicles per day
- Site is currently graveled, compacted, and partially fenced, and offers approximately 450 feet of direct frontage along Sparrow Drive
- Zoned General Commercial (GC) to allow for a large variety of uses
- Subject to final subdivision - site dimensions and site size are subject to final measurements

|                   |                               |
|-------------------|-------------------------------|
| MUNICIPAL ADDRESS | 7816 Sparrow Drive, Leduc, AB |
| LEGAL DESCRIPTION | Plan 8521092, Block 11, Lot 1 |
| SITE SIZE         | +/- 3.45 Acres                |
| ZONING            | GC - General Commercial       |
| TAXES (2026)      | \$32,986.31                   |
| PRICE             | \$2,587,500                   |

# PROPERTY LOCATION



Drive Times:

QEII: 3 minutes

Edmonton City Limits: 10 minutes

Downtown Edmonton: 30 minutes

Nearby Amenities  
Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/charging stations

FOR MORE INFORMATION, PLEASE CONTACT

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