

// **5,500 SF Building on 1.33 Acres**

Fenced, Gated, & Secured Yard

PRICE REDUCED!



FOR SALE or LEASE

6542 Sparrow Drive, Leduc

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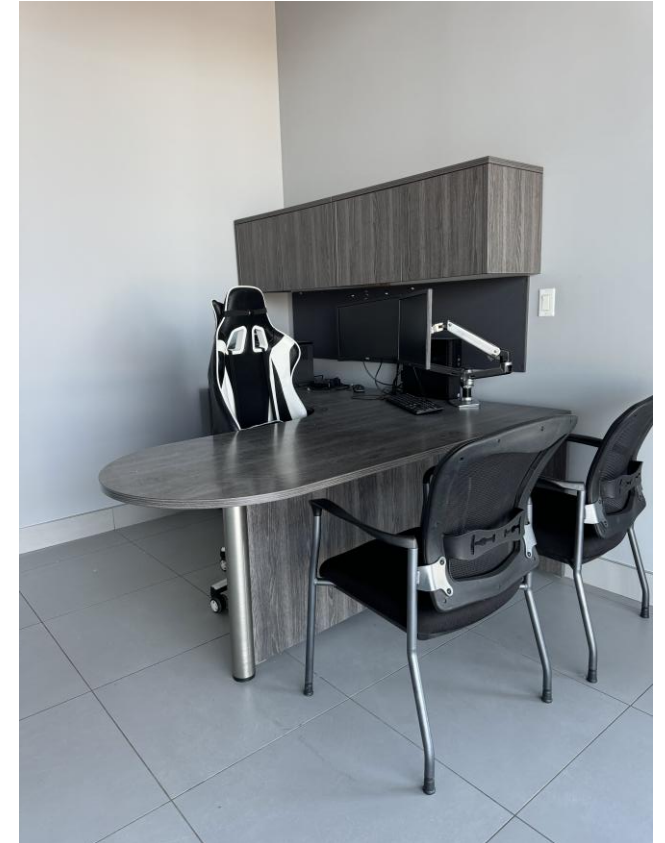
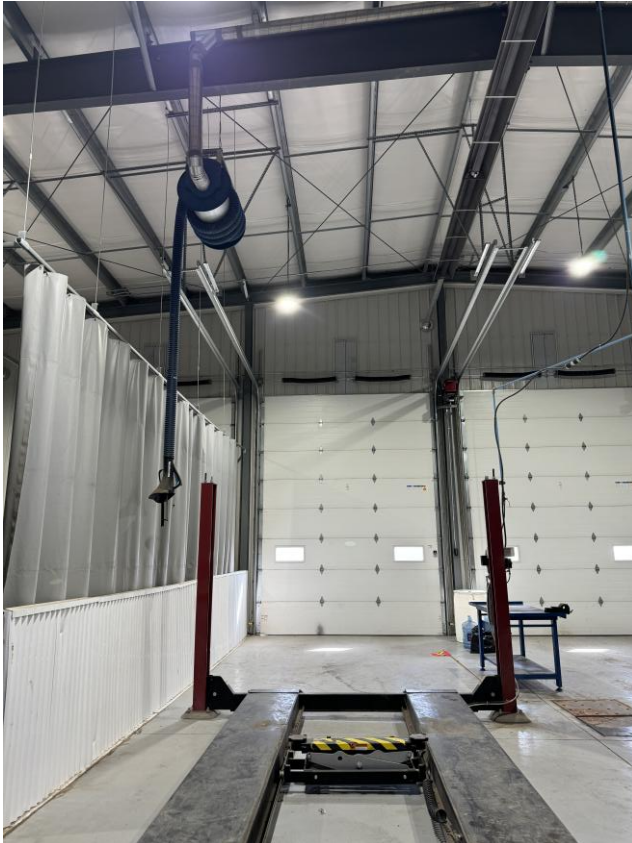
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PROPERTY HIGHLIGHTS

- Rare ownership opportunity in Leduc with exposure
- 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 (12' x 16')
- Fully paved, fenced, and secured yard/parking area
- Excellent exposure to the QEII, Sparrow Drive, and the new highway interchange
- Equipment, Hoists, and furniture included – Contact listing agent for details



PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY LOCATION	6542 Sparrow Drive, Leduc
SIZE	5,500 Square Feet
SITE SIZE	1.33 Acres
LOADING	Four (4) 12' x 16' grade
ZONING	GC – General Commercial
PARKING	103 Stalls total
CEILING	21' Clear
AVAILABLE	Immediately
POWER	400 Amp, 208-120 Volt, 3 Phase (TBC)
SALE PRICE	\$3,200,000 \$2,950,000
PROPERTY TAXES	\$29,609.11 (2025)
LEASE RATE	Market
OPERATING COSTS	\$5.75 per square foot (TBC)

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Anthony Henday Drive

Queen Elizabeth II Hwy

YEG EDMONTON
INTERNATIONAL
AIRPORT

CITY OF
Leduc

6542 Sparrow Drive



**Drive
Times:**

QEII: **6 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

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