

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

Fenced, Gated, & Secured Yard

PRICE REDUCED!



FOR SALE or LEASE

6542 Sparrow Drive, Leduc

WARREN COCHLIN

Senior Vice President | Associate
780.701.1932 | wcochlin@cdnglobal.com

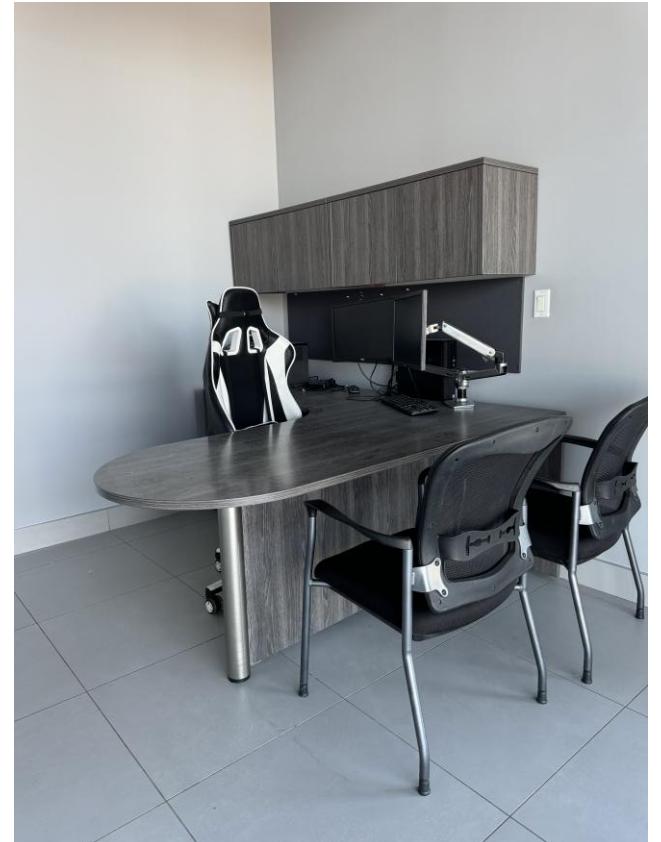
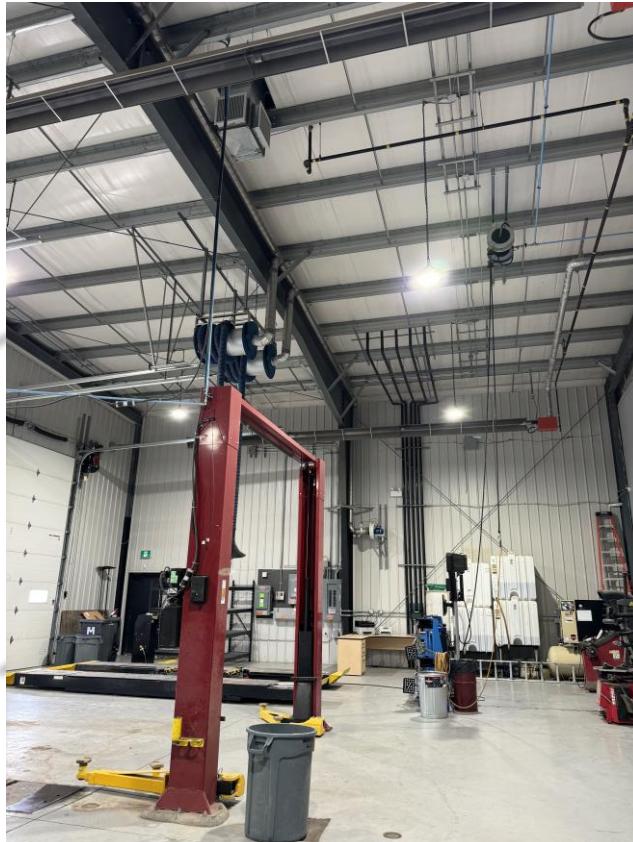
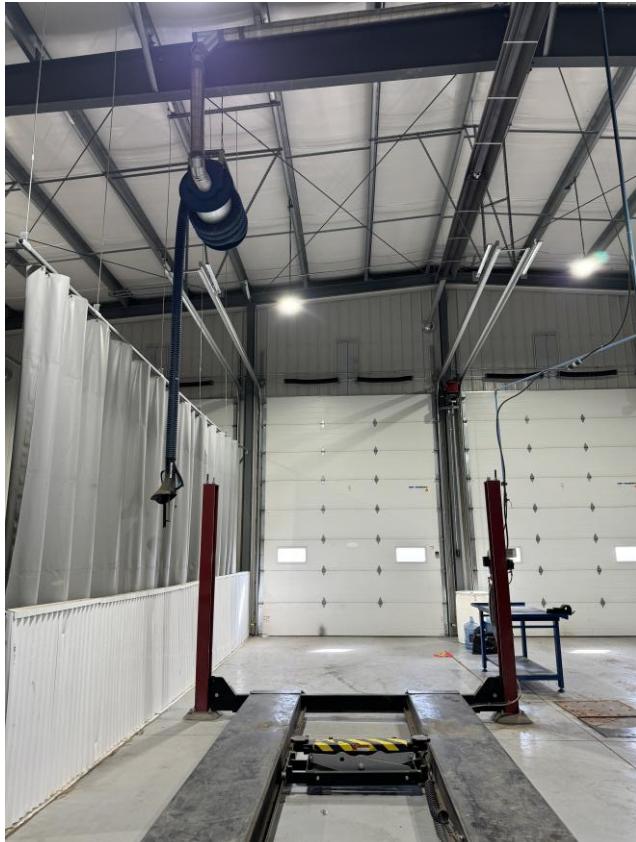
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Commercial Real Estate Advisors
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PROPERTY HIGHLIGHTS

- 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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Drive Times:

QEI: **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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