



7715/7819/8013 Sparrow Dr, Leduc

## Development Lands



### PROPERTY DETAILS

#### LOT 10

Address:	8013 Sparrow Drive, Leduc
Legal:	Plan 0522185, Block 12, Lot 10
Total Size:	4.25 Acres (+/-) (183,1300.00 SF)
Sale Price:	\$2,762,500.00 (\$650,000.00 / SF)

#### LOT 9

Address:	7819 Sparrow Drive, Leduc
Legal:	Plan 0522185, Block 12, Lot 9
Total Size:	2.52 Acres (+/-) (109,336.00 SF)
Sale Price:	\$1,890,000.00 (\$750,000.00 / SF)

#### LOT 8A

Address:	7715 Sparrow Drive, Leduc
Legal:	Plan 0522185, Block 12, Lot 8A
Total Size:	4.05 Acres (+/-) (176,418.00 SF)
Sale Price:	\$2,814,750.00 (\$695,000.00 / SF)



### PROPERTY HIGHLIGHTS

- Located right on Sparrow Drive, these development-ready lots are perfect for any developer looking to get into the Leduc and Nisku business action
- Excellent exposure to Sparrow Drive and the Queen Elizabeth II Highway
- Close proximity to the Edmonton International Airport, Century Mile Racetrack and Casino, and Leduc Business Park
- Quick access to major highways including the Queen Elizabeth II Highway, Highway 19, and Highway 39
- Municipal services to property line Preferential tax treatment compared to City of Edmonton



**Jim McKinnon**  
 Broker / Partner  
 780-719-8183  
 jim@aicrecommercial.com

**Erin Oatway**  
 Partner / Associate  
 780-218-7585  
 erin@aicrecommercial.com



**MARKET HIGHLIGHTS**

**TRANSPORTATION HUB**

Easy access to the QEII Highway and the EIA. direct access to the CANAMEX Corridor that leads to the USA and Mexico

**HEAVY INDUSTRIAL LAND**

The ability for heavy industrial companies to conduct their business in a friendly and safe location. The ideal home and zoning for energy, fabrication and manufacturing service businesses

**EDMONTON INTERNATIONAL AIRPORT**

The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US

**HIGHLOAD CORRIDOR (HLC)**

The HLC consists of designated highways with overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north

**COMMERCIAL OPPORTUNITIES**

The HLC consists of designated highways with overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north

**PORT ALBERTA**

Where industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino



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**Jim McKinnon**  
 Broker / Partner  
 780-719-8183  
 jim@aicrecommercial.com

**Erin Oatway**  
 Partner / Associate  
 780-218-7585  
 erin@aicrecommercial.com

**Colton Colquhoun**  
 Associate Broker  
 780-830-9120  
 colton@aicrecommercial.com

**Meadow Kenney**  
 Associate  
 780-271-4845  
 meadow@aicrecommercial.com