

\$0 - 6547 Sparrow Drive, Leduc

MLS® #E4398587

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

None, Leduc, AB

Prime Commercial Property with Highway Exposure: Discover an exceptional opportunity with this 13,162 sq.ft.± commercial building located along Sparrow Drive, offering prime exposure on Highway 2. Situated on 1.87± acres, the property provides easy access to Nisku, Leduc, QEII Highway, and Edmonton, making it a strategic hub for business operations. Featuring 80 surface stalls on site (approximately 6 stalls per 1,000 sq.ft.), this property also boasts a long-term tenant, Agriculture Financial Services Corporation, occupying the south half of the building. Ideal for investors or businesses seeking stability and high visibility, this property presents a rare chance to secure a valuable asset in a rapidly growing area.

Built in 2001

Essential Information

MLS® #	E4398587
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Office
Status	Active

Community Information

Address 6547 Sparrow Drive



Area	Leduc
Subdivision	None
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 7C7

Exterior

Exterior	Mixed
Construction	Mixed

Additional Information

Date Listed	July 22nd, 2024
Days on Market	274
Zoning	Zone 81

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