



## Leduc Alberta

\$1,975,000

6526 Sparrow Drive in Leduc offers 2,964 sq.ft.? of showroom, office, and shop space on 0.48 acres?. The building includes three 12' x 12' grade-level doors, a graveled and fenced yard area, and 13'10" clear ceiling height at the eave. Heating is provided by radiant units in the warehouse and a forced air furnace with air conditioning in the office. Zoned GC, the site offers exposure to QE II, Sparrow Drive, and the new 65 Avenue interchange. Located minutes from Edmonton International Airport. Other Property Types:

Industrial, Office, Retail Subject Space Width: 2964 Ownership Interest: Private Title to Land: Fee Simple RPR

Survey Available: No Seller Rights: No Appointment Name: Chad Griffiths Appointment Phone:

780-893-4598 Paragon Listing ID: E4437020 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

<http://www.edmontoncommercial.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.