



## 8124 Sparrow Drive Leduc Alberta

\$2,490,000

The subject is well located and easily accessible to a major north/south throughfare, Highway 2 which connects Edmonton and Calgary. Huge 2.84 Acres of C3(General Commercial District) zone of land with 2 storey 48 units of (288Sqft/room) the motel. It can be developed such as clinic, Automotive Sales, restaurants and other professional office, recycling, storage etc at the extra land with a motel business operation (Refer to the zone classification). The subject has a 6.75% site coverage ratio which is substantially less than maximum allowable under the zoning regulation for the C3 Classification( 30%).Revenue Details (Year end June 30)  
2022: \$237,767, 023 : \$331,578 , 2024 : \$447,209 , NOI : 2023 : \$131,968, 2024 :\$264,431 (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.canadacommercialrealty.ca>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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