



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/>

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