



Leduc Alberta

\$3,300,000

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. (id:6769)

Listing Presented By:



Originally Listed by:
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