

# \$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 | 271             |
| Zoning         | Zone 81         |

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Listing information last updated on April 19th, 2025 at 5:17pm MDT