

# \$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	235
Zoning	Zone 81

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Listing information last updated on March 14th, 2025 at 3:17am MDT