\$2,500,000 - 6526 Sparrow Drive, Leduc

MLS® #E4437020

\$2,500,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

None, Leduc, AB

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.



Essential Information

MLS® # E4437020 Price \$2,500,000

Bathrooms 0.00 Acres 0.00 Year Built 1996

Type Industrial

Status Active

Community Information

Address 6526 Sparrow Drive

Area Leduc
Subdivision None
City Leduc







County ALBERTA

Province AB

Postal Code T9E 6T9

Exterior

Exterior Mixed Construction Mixed

Additional Information

Date Listed May 16th, 2025

Days on Market 169

Zoning Zone 81

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Listing information last updated on November 1st, 2025 at 6:02am MDT