

\$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 | 329 |
| Zoning | Zone 81 |

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Listing information last updated on June 16th, 2025 at 10:17am MDT