

**PRICE REDUCED!**

**NOW \$1.975M**




# Sparrow Drive Industrial

INDUSTRIAL | SHOWROOM | OFFICE

6526 SPARROW DRIVE, LEDUC, AB

**FOR SALE**

 NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1

 780 436 7410

 [NAIEdmonton.com](http://NAIEdmonton.com)

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## Property Highlights

- 2,964 sq ft on 0.48 acres ±
- Showroom / office in front with shop space at the back
- 3 grade level doors (12' x 12')
- Gravelled and fenced yard area
- Exposure to QE II, Sparrow Drive and new 65 Ave interchange
- Minutes from Edmonton International Airport



EDMONTON  
INTERNATIONAL  
AIRPORT

QEII HIGHWAY

SPARROW DRIVE

50 ST  
50 STREET

65 Ave

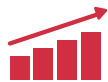
63 Ave



47,940 VPD  
QEII HIGHWAY



9,920  
DAYTIME  
POPULATION



2.2%  
ANNUAL GROWTH  
2023 - 2033



13,230  
EMPLOYEES  
  
1,063  
BUSINESSES



\$286M  
TOTAL CONSUMER  
SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

## Additional Information

SIZE	2,964 sq.ft.±
LEGAL DESCRIPTION	Plan 8022040 Block 5 Lot 5
ZONING	GC
AVAILABLE	Vacant possession negotiable
YEAR BUILT	1996
CEILING HEIGHT	13'10" clear at eave
HEATING	Radiant in W/H Forced air furnace and air conditioning in office

POWER	TBC
LOADING	3 grade level doors (12'x12')
SITE/YARD SIZE	0.42 acres - Graveled and fenced yard area
PROPERTY TAXES	\$9,210.26 (2024)
SALE PRICE	<del>\$2,500,000</del> <b>\$1,975,000</b>





# NAI Commercial

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