



# 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

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**NAI**Commercial



## 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

SPARROW DRIVE

QEII HIGHWAY

50 STREET

65 Ave

63 Ave

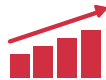
46a St



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	\$2,500,000





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