



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7816 Sparrow Drive
Leduc, Alberta**

MLS # A2291041

// +/- 3.45 Acres Commercial Land



\$2,587,500

Division: Industrial Park

Lot Size: 3.45 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: GC

Water: -

Sewer: -

Utilities: -

FOR SALE
7816 Sparrow Drive, Leduc

WARREN COCHLIN
Senior Vice President | Associate
780.701.932 | wcochlin@cdnglobal.com

CARRIE PASEMKO
Associate
780.701.930 | cpasemko@cdnglobal.com

CDNGLOBAL
Commercial Real Estate Advisors
www.cdnglobal.com

Strategically located along Sparrow Drive and Sparrow Crescent, benefiting from a traffic count exceeding 6,400 vehicles per day. Site is currently graveled, compacted, and partially fenced, and offers approximately 450 feet of direct frontage along Sparrow Drive. Zoned General Commercial (GC) to allow for a large variety of uses.