



GRASSROOTS

REALTY GROUP

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**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: -

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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.