

## \$375,000 - 206 7609 Sparrow Drive, Leduc

MLS® #E4463719

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Leduc, AB

#206/#214 7609 Sparrow Drive offered for both sale or lease (see MLS E4463718 for #214 details) at a combined asking price of \$725,000 for both units. 1750 SF of open warehouse with grade loading door and 25' bay width. Connected to #214 which offers 1900 SF of nice office development over 2 floors and an additional 800 SF of open warehouse for a total of 2550 SF of contiguous warehouse.

Built in 2019

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4463719   |
| Price      | \$375,000  |
| Lease Rate | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2019       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206 7609 Sparrow Drive |
| Area        | Leduc                  |
| Subdivision | None                   |
| City        | Leduc                  |
| County      | ALBERTA                |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T9E 0H3 |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Metal |
| Construction | Metal |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 81            |

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Listing information last updated on October 30th, 2025 at 5:02pm MDT