



# Sparrow Drive Building

13,162 SF± OFFICE BUILDING

6547 SPARROW DRIVE, LEDUC AB

**FOR SALE/LEASE**



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



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NAIEDMONTON.COM

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**NAI**Commercial

EDMONTON INTERNATIONAL AIRPORT



PREMIUM OUTLET COLLECTION  
EDMONTON INTERNATIONAL AIRPORT

AIRPORT ROAD



## Property Highlights

- 13,162 sq.ft.± building available
- Highway 2 exposure
- Located along Sparrow Drive with easy access to Nisku, Leduc, QEII Highway and Edmonton
- Situated on 1.87± acres
- 80 Surface stalls on site (approx 6 stalls per 1,000 sq.ft.)
- Long term tenant: Agriculture Financial Services Corporation in south half of the building

STARS

QEII HWY

2

2

2

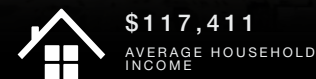
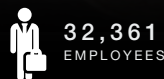
2

SPARROW DRIVE



65 AVENUE

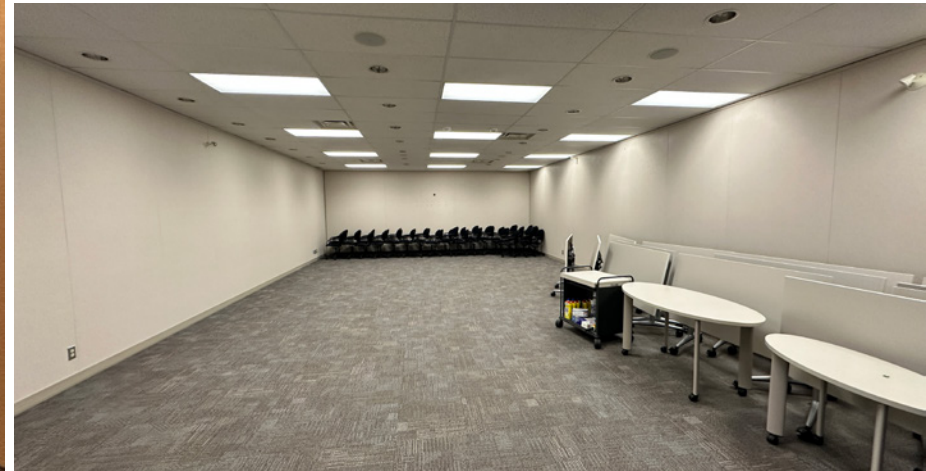
LA MAZDA



2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

## Additional Information

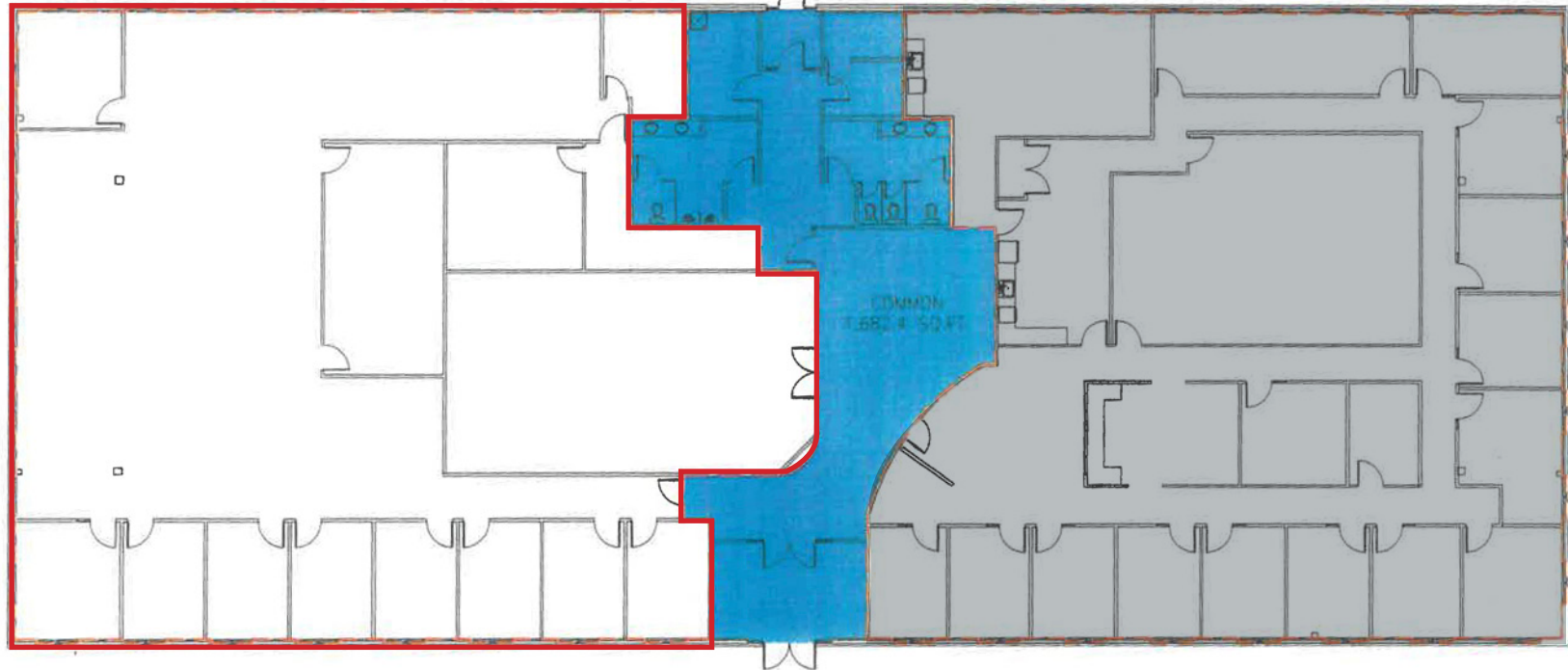
LEGAL DESCRIPTION	Plan 8022040, Block 4, Lot 7
ZONING	IBL
SIZE	13,162 sq.ft.± Available For Occupancy - 6,946 sq.ft.
YEAR BUILT	2001
SERVICES	Fully serviced
PARKING	6 stalls per 1,000 sq.ft.±
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$10.65/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities (gas, water and power)
PROPERTY TAXES	\$35,808.22 (2023)
SALE PRICE	\$3,300,000



## Floor Plan

VACANT - Available for Occupancy

Occupied by Agriculture Financial Services Corporation



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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