

\$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	5
Zoning	Zone 81

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Listing information last updated on November 2nd, 2025 at 2:02am MST