

\$2,490,000 - 8124 Sparrow Drive, Leduc

MLS® #A2186574

\$2,490,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.84 Acres

Leduc Common, Leduc, Alberta

The subject is well located and easily accessible to a major north/south throughfare, Highway 2 which connects Edmonton and Calgary. Huge 2.84 Acres of C3(General Commercial District) zone of land with 2 storey 48 units of (288Sqft/room) the motel. It can be developed such as clinic, Automotive Sales, restaurants and other professional office, recycling, storage etc at the extra land with a motel business operation (Refer to the zone classification). The subject has a 6.75% site coverage ratio which is substantially less than maximum allowable under the zoning regulation for the C3 Classification(30%).
Revenue Details (Year end June 30) 2022: \$237,767, 023 : \$331,578 , 2024 : \$447,209 ,
NOI : 2023 : \$131,968, 2024 :\$264,431

Built in 1991

Essential Information

MLS® #	A2186574
Price	\$2,490,000
Sold Price	\$2,280,000
Bathrooms	0.00
Acres	2.84
Year Built	1991
Type	Commercial
Sub-Type	Hotel/Motel
Status	Sold

Community Information



Address	8124 Sparrow Drive
Subdivision	Leduc Common
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 7G4

Additional Information

Date Listed	January 10th, 2025
Date Sold	March 26th, 2025
Days on Market	75
Zoning	C3
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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