

# \$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
Bathrooms	0.00
Acres	2.84
Year Built	1991
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### 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
Days on Market	62
Zoning	C3

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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