

\$1,800,000 - 5903 44a Street, Leduc

MLS® #A2200807

\$1,800,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.58 Acres

East Industrial_LEDU, Leduc, Alberta

5,500 square foot freestanding building on 2.58 acres in Leduc's East Industrial area. Shop features floor drains, air lines, ventilation fans, and two 12' x 16' grade loading doors. Fenced and graveled yard area. Site features two access points to 44A Street, and one access point to 43rd Street. Light industrial zoning allows for a variety of uses. Low site coverage

Built in 1978

Essential Information

MLS® #	A2200807
Price	\$1,800,000
Bathrooms	0.00
Acres	2.58
Year Built	1978
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	5903 44a Street
Subdivision	East Industrial_LEDU
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E7B8



Additional Information

Date Listed	March 10th, 2025
Days on Market	158
Zoning	IL

Listing Details

Listing Office	CDN Global Advisors Ltd.
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