

\$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 | 147 |
| Zoning | IL |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
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