# \$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

ccess 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 224

Zoning IL

# **Listing Details**

Listing Office CDN Global Advisors Ltd.

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