

# \$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 | 67               |
| Zoning         | IL               |

**Listing Details**

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

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