

# \$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	159
Zoning	IL

**Listing Details**

Listing Office	CDN Global Advisors Ltd.
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