

\$1,400,000 - 5904 44a Street, Leduc

MLS® #E4433229

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

East Industrial_LEDU, Leduc, AB

Total of 9100 sq ft on 1.28 acres. Concrete block building with addition for cold storage. Approximately 4900 sq ft of heated shop space with two 16 x 16 ft overhead doors & 12 x 16 ft overhead door. Two levels of offices with reception area & board room. Over 2200 sq ft of cold storage. Fenced yard (except for cross fence with adjoining property which is also for sale). Well packed gravel yard, ideal for heavy user.

Built in 1979

Essential Information

| | |
|------------|-------------|
| MLS® # | E4433229 |
| Price | \$1,400,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5904 44a Street |
| Area | Leduc |
| Subdivision | East Industrial_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |



Postal Code T9E 7B7

Exterior

Exterior Block

Construction Block

Additional Information

Date Listed April 28th, 2025

Days on Market 2

Zoning Zone 81

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Listing information last updated on April 30th, 2025 at 3:02am MDT