

\$1,400,000 - 5902 44a Street, Leduc

MLS® #E4433230

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

East Industrial_LEDU, Leduc, AB

Total of 7521 sq ft on 1.31 acres. Steel frame 6400 sq ft shop, three 12 x 16 ft overhead doors and one 14 x 16 ft overhead door. Radiant tube heaters, fenced yard (except for cross fence with adjoining property which is also for sale). 1131 sq ft of office space with 4 individual offices & boardroom, separate heating system with air conditioning. Well packed gravel yard, able to drive tractor trailer around the shop with two gates. 208 volt, 200 amp, 3 phase power. Immediate occupancy available. Adjoining parcel of 1.3 acres with 9100 sq ft building also for sale. E4433229.

Built in 1979

Essential Information

| | |
|------------|-------------|
| MLS® # | E4433230 |
| Price | \$1,400,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5902 44a Street |
| Area | Leduc |
| Subdivision | East Industrial_LEDU |



| | |
|-------------|---------|
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 7B7 |

Exterior

| | |
|--------------|--------------------|
| Exterior | Metal, Steel Frame |
| Construction | Metal, Steel Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 114 |
| Zoning | Zone 81 |

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Listing information last updated on August 19th, 2025 at 10:47pm MDT