

## \$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	117
Zoning	Zone 81

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Listing information last updated on August 23rd, 2025 at 7:02am MDT