

## \$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. 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 | 107              |
| Zoning         | Zone 81          |

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Listing information last updated on August 13th, 2025 at 6:32am MDT