

# \$400,000 - 5509 43 Street, Leduc

MLS® #E4354693

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Leduc Industrial Park, Leduc, AB

NAI Commercial Real Estate, have been retained by the developer on an exclusive basis to arrange the sale for œdevelop readyœ• CBO and IL Zoned lots ranging from 0.93 Acres up to 4.97 Acres (contiguous). The parcels are strategically located in Leduc, Alberta (the œPropertyœ•). The professionally subdivided lots available are 4, 5, 23, 24 & 28. Flexible Zoning: Lots are designated IL - Light Industrial zoning & Commercial Business Orientated CBO. Lower Cost to Entry: Parcels competitively priced compared to Edmonton and other similar parcels in the Nisku/Leduc area. Attractive Property Taxes: Leduc offers a Lower Mill Rate in comparison to the city of Edmonton 22.22 vs 11.91. Build to Suit Opportunities: Developer will Turn Key custom building package. Strategic Transportation Corridor: Convenient access to the 65 Avenue Expansion, QEII HWY, Airport Road and the Nisku/Leduc Spine Road



## Essential Information

MLS® #	E4354693
Price	\$400,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial

Status                      Active

**Community Information**

Address                    5509 43 Street  
Area                        Leduc  
Subdivision              Leduc Industrial Park  
City                        Leduc  
County                    ALBERTA  
Province                  AB  
Postal Code              T9E 0G8

**Additional Information**

Date Listed                August 17th, 2023  
Days on Market          723  
Zoning                     Zone 81

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Listing information last updated on August 9th, 2025 at 3:03pm MDT