

## \$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	113
Zoning	Zone 81

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Listing information last updated on August 19th, 2025 at 12:17am MDT