# \$1,400,000 - 5904 44a Street, Leduc

MLS® #E4433229

## \$1,400,000

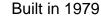
0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

East Industrial\_LEDU, Leduc, AB

Total of 9100 sq ft on 1.28 acres. Concrete block building with addition for cold storage. Approximately 4900 sq ft of heated shop space with two 16 x 16 ft overhead doors & 12 x 16 ft overhead door. Two levels of offices with reception area & board room. Over 2200 sq ft of cold storage. Fenced yard (except for cross fence with adjoining property which is also for sale). Well packed gravel yard, ideal for heavy user.







# **Essential Information**

| MLS® #     | E4433229    |
|------------|-------------|
| Price      | \$1,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1979        |
| Туре       | Industrial  |
| Status     | Active      |

### **Community Information**

| 5904 44a Street      |
|----------------------|
| Leduc                |
| East Industrial_LEDU |
| Leduc                |
| ALBERTA              |
| AB                   |
|                      |



Postal Code T9E 7B7

#### Exterior

| Exterior     | Block |
|--------------|-------|
| Construction | Block |

#### **Additional Information**

| Date Listed | April 28th, 2025 |
|-------------|------------------|
|-------------|------------------|

Days on Market 1

Zoning Zone 81

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Listing information last updated on April 29th, 2025 at 12:47pm MDT