

# \$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 storage. Approximately 4900 sq ft of heated shop space with two 16 x 16 ft overhead doors & one 12 x 16 ft overhead door. Two levels of offices with reception area & board room. 950 sq ft heated storage, 1250 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. 208 Volt, 400 amp, 3 phase power. Immediate possession available. Adjoining parcel of 1.3 acres with 7521 sq ft building also for sale. E4433230.

Built in 1979

## Essential Information

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

## Community Information

Address	5904 44a Street
Area	Leduc



Subdivision	East Industrial_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 7B7

### Exterior

Exterior	Block
Construction	Block

### Additional Information

Date Listed	April 28th, 2025
Days on Market	120
Zoning	Zone 81

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Listing information last updated on August 26th, 2025 at 3:32am MDT