

## \$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.

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        1

Zoning                  Zone 81

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Listing information last updated on April 29th, 2025 at 6:47pm MDT