

## \$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. 208 volt, 200 amp, 3 phase power. 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 | 141              |
| Zoning         | Zone 81          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 10:27am MDT