

// 5,500 SF Building on 2.58 Acres



# FOR SALE

5903 44A STREET, LEDUC, AB

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# PROPERTY HIGHLIGHTS

- 5,500 square foot freestanding building on 2.58 acres in Leduc's East Industrial area.
- Shop features floor drains, air lines, ventilation fans, and two 12' x 16' grade loading doors
- Fenced and graveled yard area
- Site features two access points to 44A Street, and one access point to 43<sup>rd</sup> Street
- Light industrial zoning allows for a variety of uses
- Low site coverage



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# PROPERTY DETAILS

MUNICIPAL ADDRESS	5903 44A Street, Leduc, AB
LEGAL DESCRIPTION	Plan 7720495, Block 23, Lots 8 & 9
BUILDING SIZE	+/- 5,500 square feet
CEILING HEIGHT	20'
LOADING	Two (2) 12' x 16' Grade Doors
SITE SIZE	2.58 Acres
ZONING	IL – Light Industrial
YEAR BUILT	1978
TAXES (2024)	\$23,453.74
SALE PRICE	\$1,800,000

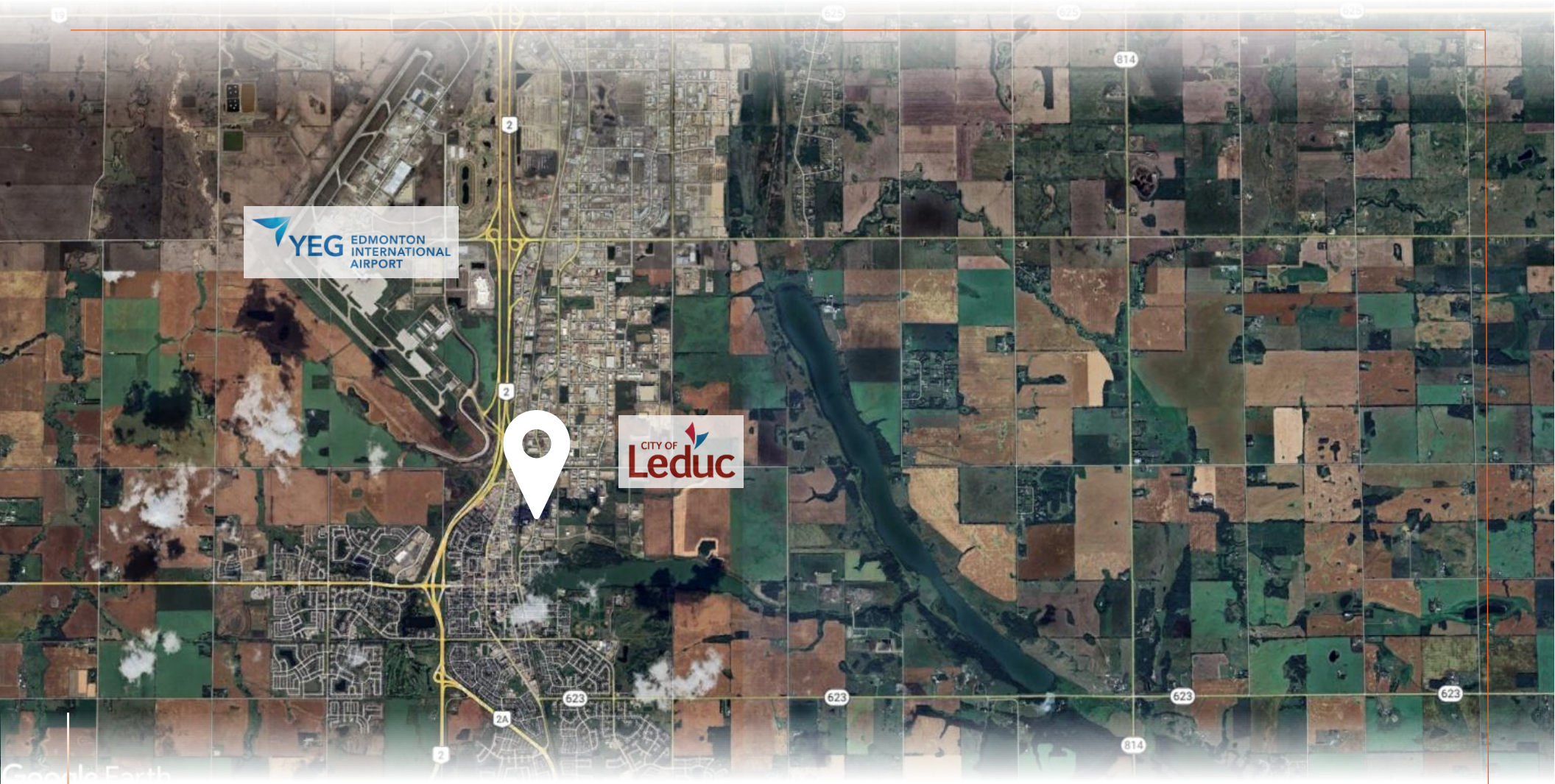


# PROPERTY PHOTOS



5903 44A STREET, LEDUC, AB





## CONTACT

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