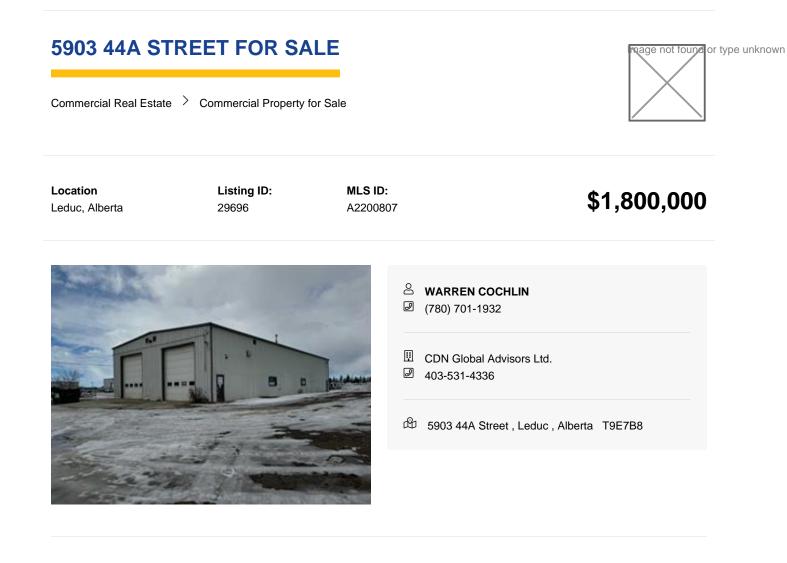


Generated: Sep 2, 2025, 2:36:34

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type	Days On Market	Zoning
For Sale	175	IL
Subdivision	Year Built	Structure Type
East Industrial_LEDU	1978	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	7720495
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
5500.00	510.96	112384
Lot Size (Acres)	Inclusions	Restrictions
2.58	None	None Known
Reports		

Title

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 ccess points to 44A Street, and one access point to 43rd Street. Light industrial zoning allows for a variety of uses. Low site coverage

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.