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## 5903 44A STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Leduc, Alberta



**Listing ID:**  
29696


**MLS ID:**  
A2200807

**\$1,800,000**



 **WARREN COCHLIN**  
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 **CDN Global Advisors Ltd.**  
 403-531-4336

 5903 44A Street , Leduc , Alberta T9E7B8

**Transaction Type**

For Sale

**Days On Market**

175

**Zoning**

IL

**Subdivision**

East Industrial\_LEDU

**Year Built**

1978

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

7720495

**Building Area (Sq. Ft.)**

5500.00

**Building Area (Sq. M.)**

510.96

**Lot Size (Sq. Ft.)**

112384

**Lot Size (Acres)**

2.58

**Inclusions**

None

**Restrictions**

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

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