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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
- **(780)** 701-1932
- CDN Global Advisors Ltd.
- **403-531-4336**
- 5903 44A Street , Leduc , Alberta T9E7B8

**Transaction Type** 

For Sale

Subdivision

East Industrial\_LEDU

Property Type

Commercial

Building Area (Sq. Ft.)

5500.00

Lot Size (Acres)

2.58

Title

Reports

**Days On Market** 

237

Year Built

1978

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

510.96

Inclusions None Zoning

IL

Structure Type

Industrial

Legal Plan

7720495

Lot Size (Sq. Ft.)

112384

Restrictions

None Known

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

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