

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.

5903 44A STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Leduc, Alberta

Listing ID:
34275

MLS ID:
A2291024

\$1,800,000



WARREN COCHLIN
 (780) 701-1932

CDN Global Advisors Ltd.
 403-531-4336

5903 44A Street , Leduc , Alberta T9E 7B8

Transaction Type

For Sale

Days On Market

61

Zoning

IL

Subdivision

Industrial Park

Year Built

1978

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

Plan 7720495

Building Area (Sq. Ft.)

5500.00

Building Area (Sq. M.)

510.96

Inclusions

none

Restrictions

Airspace Restriction

ReportsEnvironmental Phase 1,Environmental
Phase 2,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

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.