

**5903 44A Street
Leduc, Alberta**

MLS # A2200807



\$1,800,000

Division: East Industrial_LEDU

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,500 sq.ft.

Zoning: IL

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.58 Acres

Sewer: -

Lot Feat: -

Inclusions: None

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