



**GRASSROOTS**  
REALTY GROUP

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**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