

\$2,250,000 - 5905 45 Street, Leduc

MLS® #E4396148

\$2,250,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

East Industrial_LEDU, Leduc, AB

Fully leased 18 315 sq ft single storey multi tenant industrial building on 1.49 acres. Approximately 13 000 sq ft of warehouse space, & 5000 sq ft office/retail space. Total of five individual bays, all separately metered. All 5 bays currently rented out to five individual tenants. Adequate parking, loads of storage area & fenced yard. Five 12 x 14 ft overhead doors in the rear. Excellent revenue property and/or user.

Built in 1979

Essential Information

MLS® #	E4396148
Price	\$2,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Industrial
Status	Active

Community Information

Address	5905 45 Street
Area	Leduc
Subdivision	East Industrial_LEDU
City	Leduc
County	ALBERTA
Province	AB



Postal Code T9E 7B3

Exterior

Exterior Steel Frame

Construction Steel Frame

Additional Information

Date Listed July 4th, 2024

Days on Market 253

Zoning Zone 81

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Listing information last updated on March 14th, 2025 at 10:32am MDT