

# \$400,000 - 5509 43 Street, Leduc

MLS® #E4354693

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Leduc Industrial Park, Leduc, AB

NAI Commercial Real Estate, have been retained by the developer on an exclusive basis to arrange the sale for "develop ready" CBO and IL Zoned lots ranging from 0.93 Acres up to 4.97 Acres (contiguous). The parcels are strategically located in Leduc, Alberta (the "Property"). The professionally subdivided lots available are 4, 5, 23, 24 & 28. Flexible Zoning: Lots are designated IL - Light Industrial zoning & Commercial Business Orientated CBO. Lower Cost to Entry: Parcels competitively priced compared to Edmonton and other similar parcels in the Nisku/Leduc area. Attractive Property Taxes: Leduc offers a Lower Mill Rate in comparison to the city of Edmonton 22.22 vs 11.91. Build to Suit Opportunities: Developer will Turn Key custom building package. Strategic Transportation Corridor: Convenient access to the 65 Avenue Expansion, QEII HWY, Airport Road and the Nisku/Leduc Spine Road



## Essential Information

MLS® #	E4354693
Price	\$400,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial

Status Active

### Community Information

Address 5509 43 Street  
Area Leduc  
Subdivision Leduc Industrial Park  
City Leduc  
County ALBERTA  
Province AB  
Postal Code T9E 0G8

### Additional Information

Date Listed August 17th, 2023  
Days on Market 595  
Zoning Zone 81

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Listing information last updated on April 3rd, 2025 at 4:32pm MDT