

\$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 289
Zoning Zone 81

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Listing information last updated on April 19th, 2025 at 6:17am MDT