

# \$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 273

Zoning Zone 81

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Listing information last updated on April 3rd, 2025 at 3:02pm MDT