

## \$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       302  
Zoning                  Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 2nd, 2025 at 8:47pm MDT