# \$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 791

Zoning Zone 81

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Listing information last updated on October 16th, 2025 at 12:32am MDT