

\$825,000 - 4840 52 Street, Legal

MLS® #E4457875

\$825,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Legal, Legal, AB

Exceptional industrial opportunity on a large 1.1-acre lot featuring two high bay buildings near Edmonton with excellent access to Hwy 2 & Hwy 28. The first building (40'™x60'™) includes 3 offices, an employee changing room with bathroom, washer/dryer, and new vinyl windows. The second building (50'™x80'™) offers flexible space with removable office and washroom to suit your needs. Both buildings boast 19'™ ceilings, 400-amp electrical service, thick reinforced concrete floors with sumps, and plumbed air lines throughout. Fully fenced and secured yard provides added safety and functionality. Ideal for businesses needing shop space, storage, or expansion. A rare and versatile property ready for immediate use.



Built in 2007

Essential Information

MLS® #	E4457875
Price	\$825,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

Community Information

Address 4840 52 Street
Area Legal
Subdivision Legal
City Legal
County ALBERTA
Province AB
Postal Code T0G 1L0

Exterior

Exterior Metal
Construction Metal

Additional Information

Date Listed September 15th, 2025
Days on Market 16
Zoning Zone 61



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Listing information last updated on October 1st, 2025 at 7:32am MDT

