

# \$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 (40â€™™x60â€™™) includes 3 offices, an employee changing room with bathroom, washer/dryer, and new vinyl windows. The second building (50â€™™x80â€™™) offers flexible space with removable office and washroom to suit your needs. Both buildings boast 19â€™™ 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 6  
Zoning Zone 61



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Listing information last updated on September 21st, 2025 at 1:47am MDT

