# \$2,499,900 - 4801 50 Avenue, Leduc

MLS® #E4437478

## \$2,499,900

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Fully leased 12,000 square foot multi tenant retail building building located in the highly sought after downtown district of Leduc. This well maintained 12,000 sq ft building consists of 5 solid tenants which include a daycare, a furniture store, a merch/clothing shop, a spa, and a florist. All the leases are triple net and escalating year by year. All units feature parking in the front and the rear of the building along with a few additional stalls at the east side of the building. Affordable Buildings like this do not come for sale very often so don't miss this amazing opportunity.





Built in 1972

#### **Essential Information**

MLS® # E4437478

Price \$2,499,900

Bathrooms 0.00

Acres 0.00

Year Built 1972

Type Retail

Status Active

# **Community Information**

Address 4801 50 Avenue

Area Leduc

Subdivision Central Business District (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 6X8

## **Exterior**

Exterior Block
Construction Block

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 166

Zoning Zone 81

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Listing information last updated on November 2nd, 2025 at 12:02pm MST