

Courtesy Of Terry Major Of MaxWell Polaris

# \$0 - 5008 48a Street, Leduc

MLS® #E4426865

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Central Business District (Leduc), Leduc, AB

650 sf (+/-) space currently being renovated with new paint and flooring. Opportunity to perform Tenant Improvements during construction phase. Current plan includes 594 sf (+/-) of open floor space and 56 sf (+/-) private washroom. Private separate entrance. Ideal uses include but are not limited to, retail space (prime location just off main street Leduc), office space for small accounting or law firm, etc. Space will require full build out suited for desired use at advertised cost per square foot.

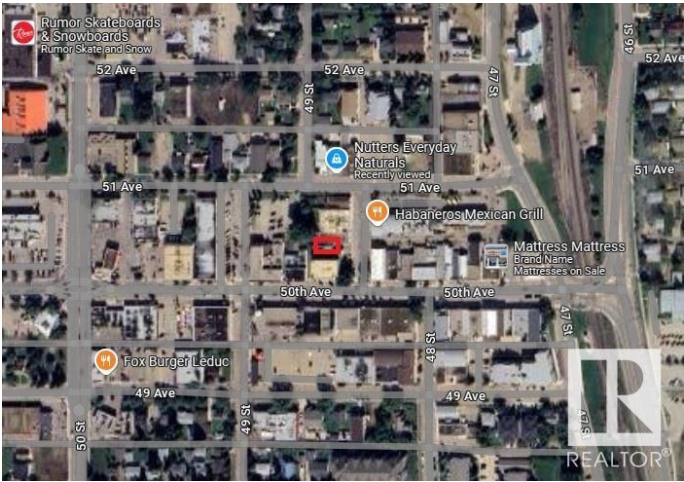
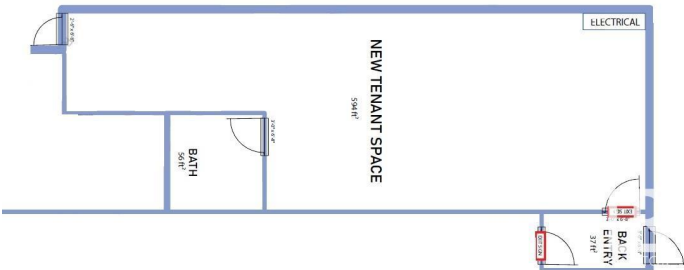
Built in 1958

## Essential Information

MLS® #	E4426865
Bathrooms	0.00
Acres	0.00
Year Built	1958
Type	Office
Status	Active

## Community Information

Address	5008 48a Street
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA



Province	AB
Postal Code	T9E 6Y8

**Exterior**

Exterior	Block
Construction	Block

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	105
Zoning	Zone 81

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Listing information last updated on July 2nd, 2025 at 11:17pm MDT