

## \$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 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 | 36             |
| Zoning         | Zone 81        |

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Listing information last updated on June 25th, 2025 at 2:18pm MDT