

## \$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	100
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 27th, 2025 at 10:32pm MDT