

5906 50 STREET

LEDUC, AB

Chloe and Clara

Real Estate Team



RE/MAX
River City



Property Highlights

- ⌚ Easily accessible property
- ⌚ Building is over 90% leased
- ⌚ History of 100% occupancy
- ⌚ Excellent surface parking
- ⌚ Numerous amenities nearby
- ⌚ Great exposure to high traffic roads
- ⌚ Wide range of unit sizes
- ⌚ Central Business District in Leduc



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The Opportunity

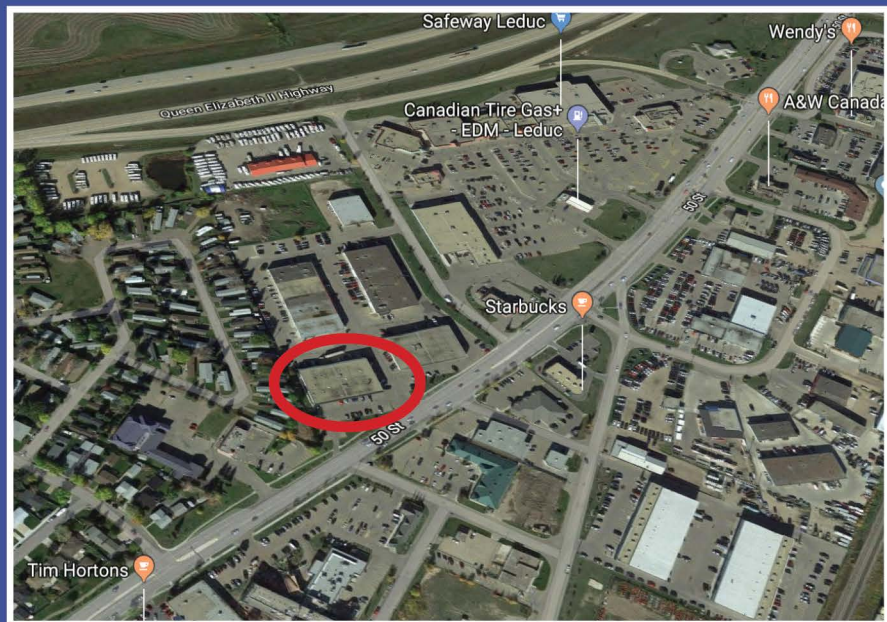
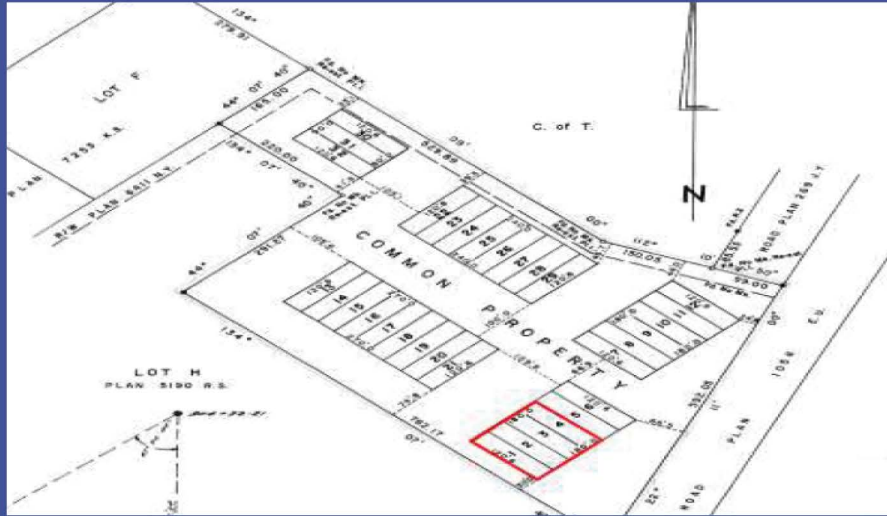
Excellent investment opportunity located just off 50th Street in Leduc. Long term leases in place on 20,474 sqft of the building. Owning 4 out of 6 of the bays in the building, totalling 29,040 sqft. The property has a history of 100% occupancy. Convenient access from 50th Street, Queen Elizabeth II Highway, and Downtown Leduc making this an ideal location for tenants and consumers from all over the city.

Numerous amenities are located in close proximity on 50th Street including restaurants, hotels, gas station, coffee shops and many other services. The complex has excellent surface parking for tenants and consumers.

Dont miss out on this opportunity!



LOCATION



FOR SALE

About the Building

SALE DETAILS

Legal Address	PLAN: 7722862 UNIT 1, 2, 3, 4
Year Built	1976
Zoning	GC (General Commercial Zone)
Building Size	29,040 SQFT
Building Vacancy	3 Spaces available for Rent
Property Taxes	\$29,250 / year
Sale Price	\$2,499,000



Contact us for more information

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