

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 48  
Zoning Zone 81

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Listing information last updated on May 7th, 2025 at 9:31am MDT