

# \$0 - 5020 49 Street, Leduc

MLS® #E4417859

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Leduc Business Park, Leduc, AB

Welcome to the Leduc Mainstreet. Create the business of your dreams in this 1440 square feet space. A simple open layout with lots of opportunity to create the business space you have always dreamed of. With a new furnace and HWT this space can easily be transformed into one of many businesses. Located on Mainstreet this space will allow your clients easy access to support any business. This space currently has a 2 piece bathroom. A large loading doors. Owner may assist in tenant improvements. Common Area includes taxes, landscaping and common lighting.

Built in 1989

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4417859 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1989     |
| Type       | Retail   |
| Status     | Active   |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5020 49 Street      |
| Area        | Leduc               |
| Subdivision | Leduc Business Park |
| City        | Leduc               |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T9E 0H8 |

### Exterior

|              |                           |
|--------------|---------------------------|
| Exterior     | Block, Mixed, See Remarks |
| Roof         | Flat Roof                 |
| Construction | Block, Mixed, See Remarks |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 11th, 2025 |
| Days on Market | 117                |
| Zoning         | Zone 81            |

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Listing information last updated on May 8th, 2025 at 4:32am MDT