

## \$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	86
Zoning	Zone 81

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Listing information last updated on April 7th, 2025 at 5:32pm MDT