

\$0 - 8 5901 50 Street, Leduc

MLS® #E4419229

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Willow Park_LEDU, Leduc, AB

Prime high-traffic location in the heart of Leduc on 50th Street! This 1,774 sq. ft. space in a bustling strip mall is perfect for office, retail, or daycare use. Currently built out for office functionality, it features a reception area, boardroom, file room, 9 private offices, a kitchenette/coffee bar, 2 washrooms, and a secure outdoor storage area. The layout is flexible, with removable office walls to create larger spaces if needed. As a corner unit, it boasts excellent street exposure, abundant natural light from south-facing windows, and is ideal for prominent signage. The complex also offers ample parking for staff and clients.

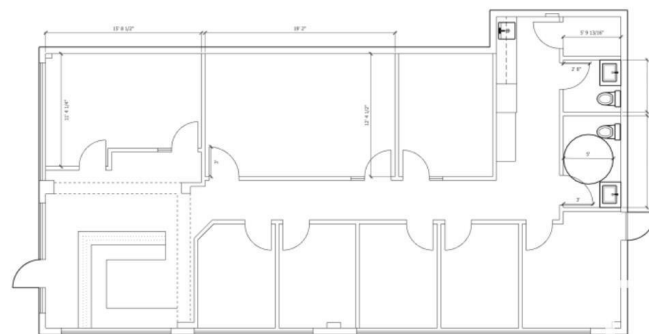
Built in 1998

Essential Information

| | |
|------------|----------|
| MLS® # | E4419229 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8 5901 50 Street |
| Area | Leduc |
| Subdivision | Willow Park_LEDU |



| | |
|-------------|---------|
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8E3 |

Exterior

| | |
|--------------|-------|
| Exterior | Brick |
| Construction | Brick |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 24th, 2025 |
| Days on Market | 97 |
| Zoning | Zone 81 |

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Listing information last updated on May 1st, 2025 at 12:03pm MDT