# \$799,000 - 108 6051a 47 Street, Leduc

MLS® #E4416964

### \$799,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

West Commercial (Leduc), Leduc, AB

High-Visibility Commercial Property zoned General Commercial with Prime Exposure located in Jubilee Business Center. This steel frame building features a reception area, two offices, and a mezzanine level with a convenient kitchenette, making it ideal for a range of professional and commercial endeavors. Total of 3824 square feet: 2882 sq.ft main floor with shared office area & warehouse bay. 942 sq.ft of finished mezzanine space. 10 Ton Crane Ready. LED lighting. 16' (w) X 18' (H) OH door, 26' high ceilings, 3 phase 600V power, radiant heat, floor drain, City water & sewer, natural gas, phone, internet, sprinkler system throughout, security system rough-in. 2 assigned, energized parking stalls with additional customer parking. Located in Leduc, this property benefits from proximity to major transportation routes and amenities, facilitating ease of access and connectivity. An ideal investment opportunity for businesses looking to establish or expand their presence in a vibrant and growing community.

Built in 2008

### **Essential Information**

MLS® # E4416964 Price \$799,000













Bathrooms 0.00
Acres 0.00
Year Built 2008

Type Industrial Status Active

## **Community Information**

Address 108 6051a 47 Street

Area Leduc

Subdivision West Commercial (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 7A5

### **Exterior**

Exterior Steel Frame
Construction Steel Frame

### **Additional Information**

Date Listed January 2nd, 2025

Days on Market 287

Zoning Zone 81

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Listing information last updated on October 16th, 2025 at 2:02pm MDT