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

MLS® #E4416964

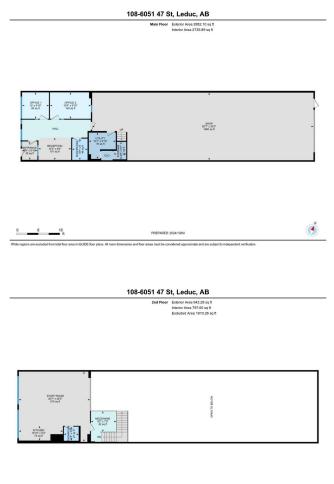
#### \$799,000

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
Туре	Industrial
Status	Active

# **Community Information**

108 6051a 47 Street
Leduc
West Commercial (Leduc)
Leduc
ALBERTA
AB
T9E 7A5

## Exterior

Exterior	Steel Frame
Construction	Steel Frame

## **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	239
Zoning	Zone 81

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Listing information last updated on August 29th, 2025 at 9:02pm MDT