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

MLS® #E4416964

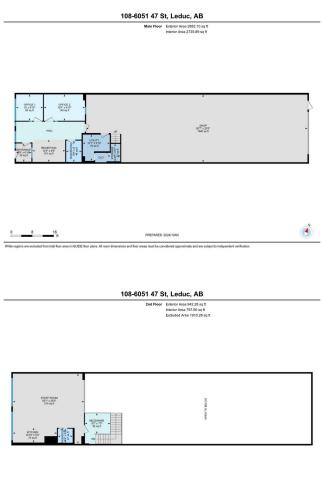
### \$799,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

West Commercial (Leduc), Leduc, AB

High-Visibility Commercial Property 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 square foot main floor with shared office area and warehouse bay. 942 square feet 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 plenty of 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**

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	214
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 6:47am MDT