

QUALITY INVESTMENT OPPORTUNITY

60% MEDICAL / 40% LEGAL

100% OCCUPIED - WALT OVER 5.5 YEARS



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

JHF PROFESSIONAL CENTRE

4710 50 STREET, LEDUC, AB

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PROPERTY HIGHLIGHTS

Cushman & Wakefield Edmonton is pleased to announce, for the first time, the exclusive sale offering of JHF Professional Centre, 4710 - 50 Street, Leduc, a fully leased investment opportunity. JHF Professional Centre is a 100% leased, three storey office building located in City of Leduc's Central Business District. Subject property provides reliable long term tenancies that are almost exclusively medical in nature.

The subject represents as a prominent office, multi-tenanted office building. A fully tenanted professional building in the Central Business District of City of Leduc. Attractive building attributes and high street exposure on a main thoroughfare present this property as an excellent investment.

- Highly secure building with remote monitoring capability
- Energy efficient building with low operating costs
- 10 minutes from Edmonton International Airport
- Sound proof concrete floors and ceiling provides for privacy
- Elevator access to all floors
- Attractive signage incorporated for all tenants
- Ample free parking on site as well as along adjacent streets.
- Wheelchair accessible.



AERIAL VIEW



LEDUC COMMON

QUEEN ELIZABETH
II HWY

50 AVENUE

SITE

PROVINCIAL
COURTS

BLACK GOLD DRIVE

LEDUC GOLF AND
COUNTRY CLUB

BEST WESTERN PLUS
EDMONTON AIRPORT HOTEL

59 AVENUE

CITY CENTRE
MALL

50 STREET

CITY OF LEDUC
CIVIC CENTRE

PROPERTY DETAILS

MUNICIPAL ADDRESS	4710 50 Street, Leduc, AB
LEGAL DESCRIPTION	Plan 0626654, Block 26, Lot 1A
ZONING	Central Business District
BUILDING SIZE	Gross Building Area: 23,969 SF Gross Measured Area: 23,646 SF Floor Rentable Area: 20,977 SF
BUILT	2009
CITY ASSESSMENT	\$5,152,000 (2024)
PARKING	30 Stalls on site, with ample free street available
DESCRIPTION	Three storey, concrete block and steel construction
LOT AREA	20,038 SF (0.47 Acres)
HEATING & HVAC	Radiant and Forced Air System. Roof top units. With improved EIFS insulation system throughout the building.
ROOF	Asphalt Tar and Gravel Construction
CONSTRUCTION	Three storey, concrete block and steel construction
EXTERIOR FINISH	Primarily featuring stucco, with decorative brick accents.
BASEMENT	Secure file storage
ACCESSIBILITY	Elevator and stairway
NET ANNUAL INCOME	\$443,980.00
LEASE FORMAT	Triple Net, with Rent Escalations.
PRICE	\$6,400,000 (\$267 per SF)

ALEXANDER PARK DENTAL



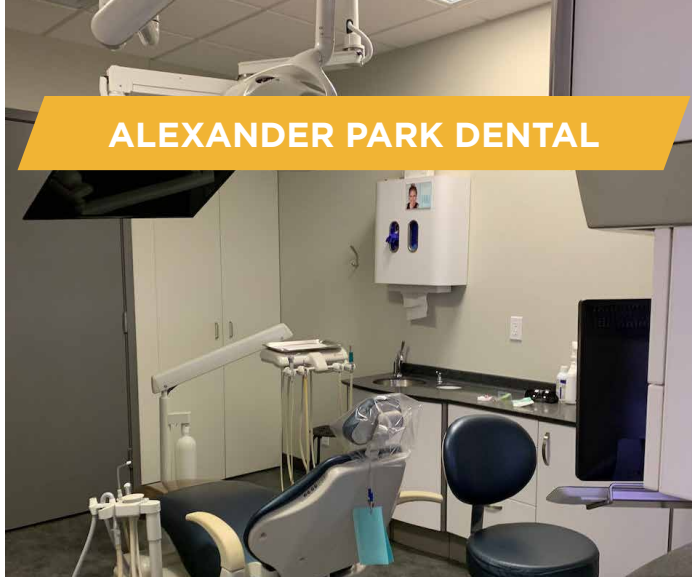
LAW FIRM

SMILEWORX ORTHODONTICS



Provides quality orthodontic care and Invisalign to patients in Edmonton and Leduc, AB. (space currently unoccupied, but paying rent for duration of term)

ALEXANDER PARK DENTAL



A full-service family dental practice.

J|H|F LAW FIRM



A well established firm in Leduc in operation since 1986. Practicing across a broad range of legal disciplines. The firm occupies the entire 2nd floor with a long term lease commitment.

Primary Care Networks (PCNs) bring local physicians and other health care professionals together to provide comprehensive patient care to Albertans. PCNs are comprised of groups of family physicians working with other health care professionals such as nurses, nurse practitioners, dietitians, pharmacists, social workers and mental health professionals.

There are 41 PCNs operating throughout Alberta. The Leduc Beaumont Devon Primary Care Network provides services for patients in the Cities of Leduc and Beaumont, Town of Devon and all communities in Leduc County. This Tenant occupies the entire 3rd floor and part of the main floor. As the only PCN clinic in Leduc, this high-profile tenant, serves as a strong covenant to this property.



PRIMARY CARE NETWORKS (PCN) CLINIC

PRIMARY CARE NETWORK



SMILEWORKS ORTHODONTIST

DEMOGRAPHICS



POPULATION

1km	3km	5km
5,137	34,808	40,262



HOUSEHOLDS

1km	3km	5km
2,264	12,412	14,239



AVERAGE HOUSEHOLD INCOME

1km	3km	5km
\$97,269	\$132,258	\$138,940