

# FOR LEASE



# LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB

JOIN



barBURRITO



FROM 1,215 SF - 2,416 SF

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## PROPERTY HIGHLIGHTS

Leduc Crossroads is a well-positioned commercial property located prominently along 50th Street, a key arterial roadway in Leduc. This high-visibility location benefits from over 1,300 vehicles per hour, ensuring strong exposure for businesses operating within the site.

**Key Features:** Positioned along 50th Street, providing excellent exposure and accessibility.

**Flexible Zoning:** General Commercial (GC) zoning allows for a wide variety of retail, service, and office uses.

**Ample Parking:** 23 on-site parking stalls.

**Multiple Access Points:** Easy entry and exit with access from both the West and East sides of the property.

**Signage:** Facade and pylon signage available.



## PROPERTY DETAILS

**Legal Description:** Plan: 7722434, Block: N, Lot: 5

**Zoning:** GC - General Commercial

**Building Size:**  
Unit 2: 1,215 SF  
Unit 3: 1,201 SF  
**Total: 2,416 SF**

**Possession:** Immediately

**Parking Area:** 23 Parking Stalls

**Total Building Area:** 4,971 SF

**Base Rent:** Market

**Additional Rent:** \$19.06/SF (2025)

**Signage:** Facade & Pylon

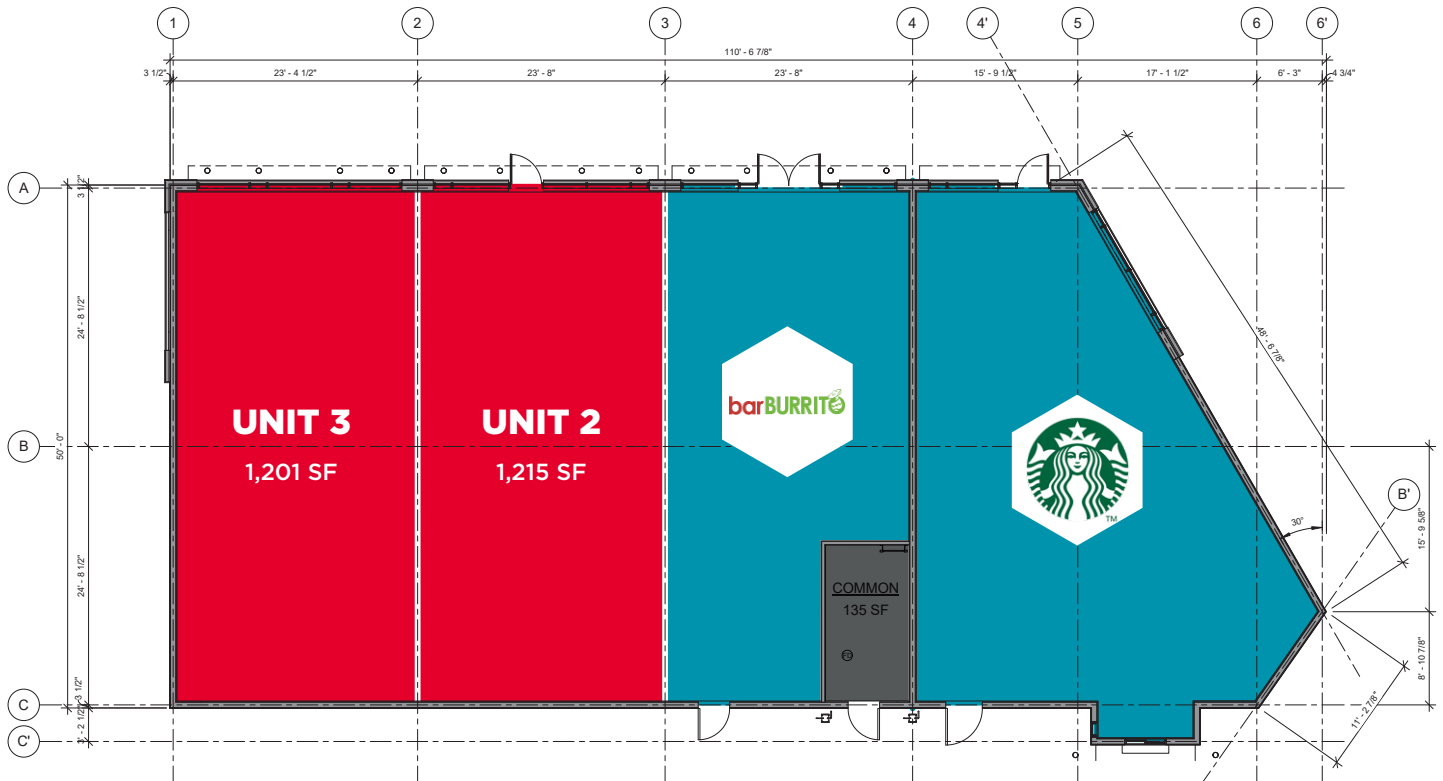
**Built:** 2012

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## SITE PLAN



## DEMOGRAPHICS



### HOUSEHOLDS

1km	3km	5km
786	7,748	14,210



### POPULATION

1km	3km	5km
1,995	20,105	40,174



### AVERAGE INCOME

1km	3km	5km
\$108,112	\$123,068	\$138,972

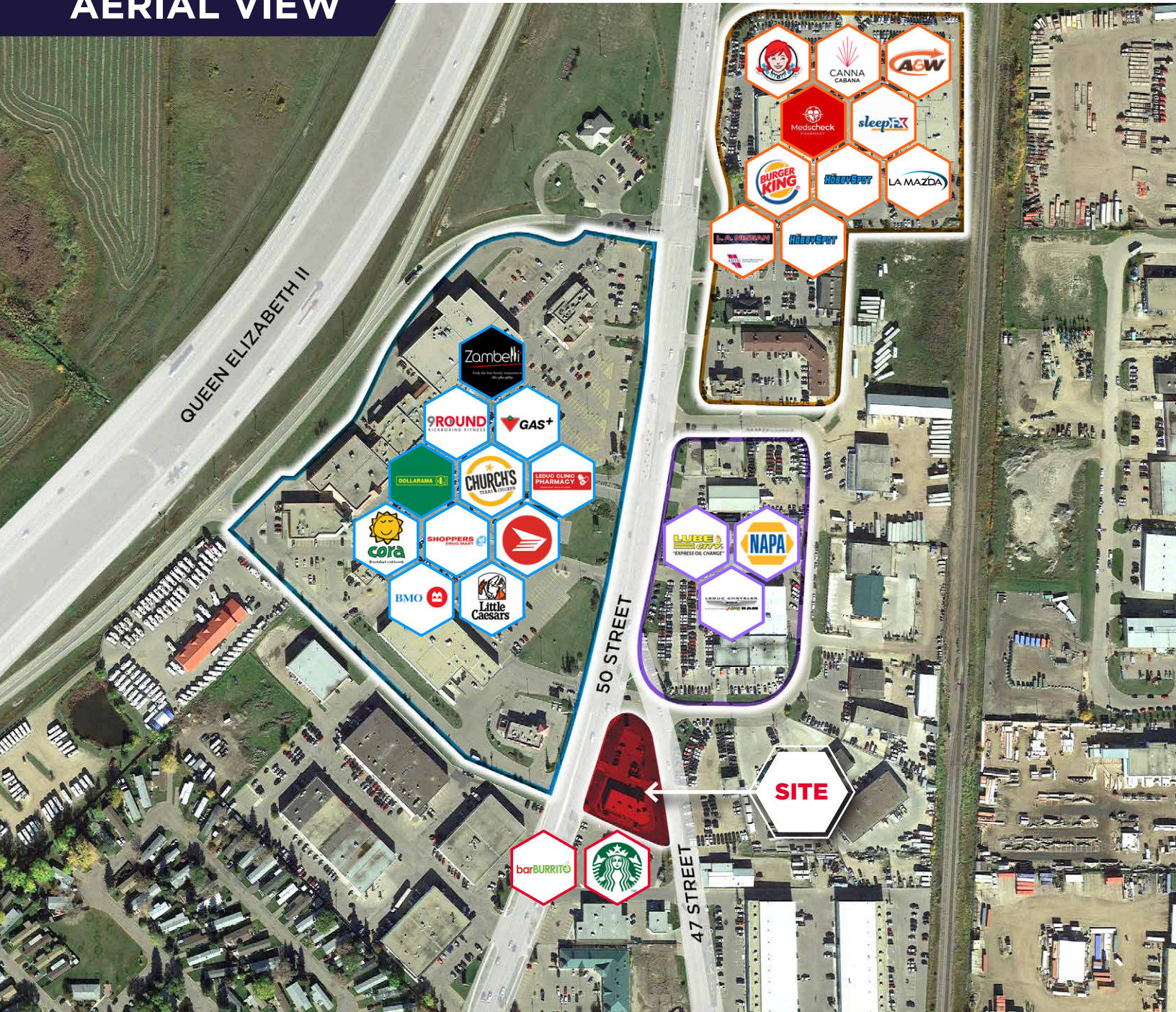


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## AERIAL VIEW



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