

FOR LEASE

PRIME MIXED-USE BUILDING

4906 50th Avenue, Leduc, AB

10,349 SF OFFICE/RETAIL OPPORTUNITY



**TURNKEY OFFICE BUILD-OUT
CENTRALLY LOCATED ON MAIN STREET IN LEDUC**

 **CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY DETAILS & HIGHLIGHTS

MUNICIPAL ADDRESS	4906 50TH AVENUE, LEDUC, AB
LEGAL DESCRIPTION	PLAN T5 BLOCK 15 LOTS 3-5
ZONING	CBD (CENTRAL BUSINESS DISTRICT)
BUILDING SIZE	FIRST FLOOR 8,280 SF SECOND FLOOR MEZZANINE 2,069 SF TOTAL 10,349 SF
PROPERTY TAXES	\$25,333.96 (2026)
AVAILABILITY	IMMEDIATELY
BASIC RENT	MARKET

Main Street Exposure: Premium frontage on 50th Avenue in the heart of Leduc with excellent visibility.

Flexible CBD Zoning: Zoned for a wide variety of corporate, professional, financial, or retail uses.

Turnkey Office Infrastructure: Former school board office with fully built-out private offices, boardrooms, and reception.

Dual Parking Lots: Two separate, dedicated on-site lots ensuring ample and hassle-free parking for clients and staff.

Regional Accessibility: Quick access to the Queen Elizabeth II Highway and Edmonton International Airport.

FLOOR PLAN



50 AVENUE

PROPERTY PHOTOS



DEMOGRAPHICS



40,931
POPULATION
Leduc



\$138,667
AVG. HOUSEHOLD INCOME
Leduc

94,999
POPULATION
Leduc County

\$146,111
AVG. HOUSEHOLD INCOME
Leduc County



FOR MORE INFORMATION, PLEASE CONTACT: A RETAIL TEAM LISTING

LEAD AGENTS

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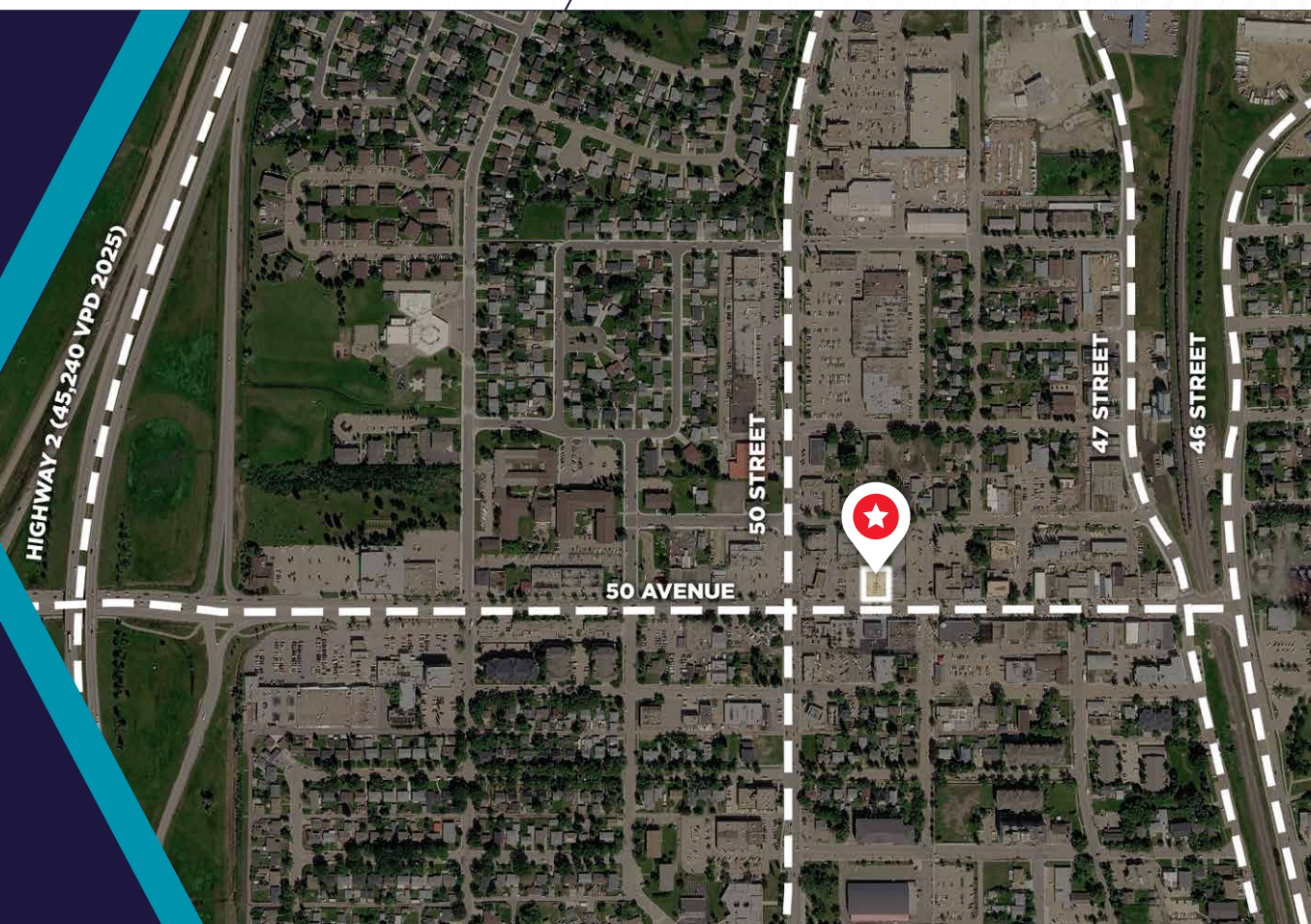
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