

Courtesy Of Terry Major Of MaxWell Polaris

# \$0 - 5008 48a Street, Leduc

MLS® #E4426865

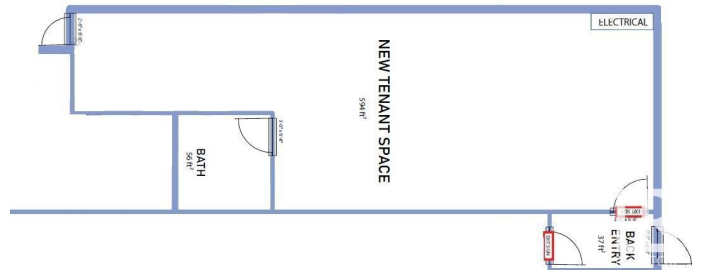
**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Central Business District (Leduc), Leduc, AB

650 sf (+/-) space currently being renovated with new paint and flooring. Opportunity to perform Tenant Improvements during construction phase. Current plan includes 594 sf (+/-) of open floor space and 56 sf (+/-) private washroom. Private separate entrance. Ideal uses include but are not limited to, retail space (prime location just off main street Leduc), office space for small accounting or law firm, etc.

Built in 1958

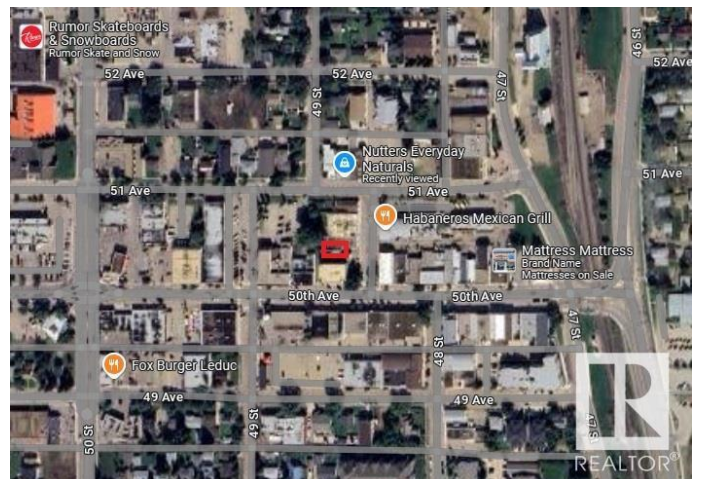


## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4426865 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1958     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 5008 48a Street                   |
| Area        | Leduc                             |
| Subdivision | Central Business District (Leduc) |
| City        | Leduc                             |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T9E 6Y8                           |



## Exterior

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 81          |

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Listing information last updated on April 4th, 2025 at 2:17am MDT