

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

MLS® #E4416964

\$799,000

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

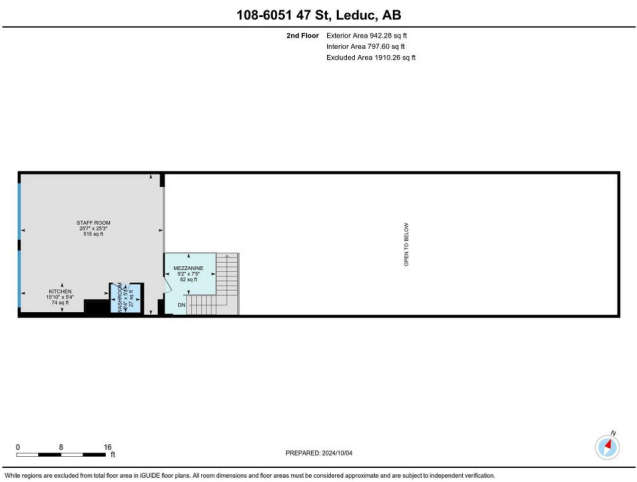
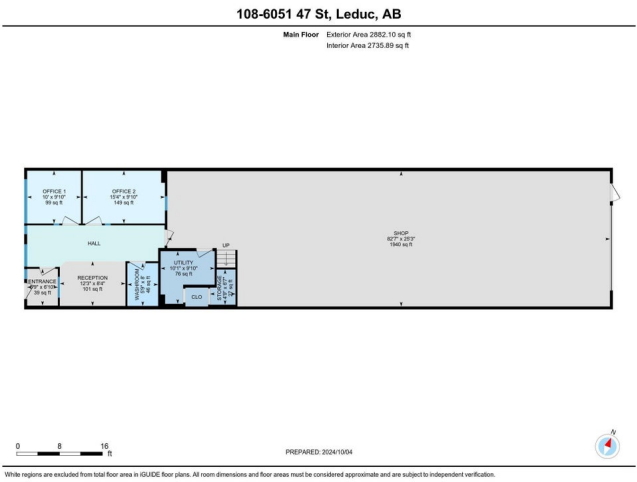
West Commercial (Leduc), Leduc, AB

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       |
| Type       | Industrial |
| Status     | Active     |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 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 | 165               |
| Zoning         | Zone 81           |

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Listing information last updated on June 16th, 2025 at 6:17am MDT