

# \$0 - 5114 50 Avenue, Leduc

MLS® #E4449049

**\$0**  
0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Pre-leasing a brand new contemporary 3 story commercial office building with 11,321 sq.ft. of premium space located on Leduc's main street/business core. Zoning approval for diverse business types including and not limited to Health Services, Wellness Center, Professional offices and Personal Services .Whether you are a restaurateur looking to make a culinary statement or a professional service looking for prestige and high visibility, this property will deliver that! Fifteen covered parking stalls. Spacious ground level patio and two upper balconies. This building doesn't make a statement; it boasts standout features designed for atmosphere, comfort and satisfaction.



Built in 2025

## Essential Information

MLS® #	E4449049
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Office
Status	Active

## Community Information

Address	5114 50 Avenue
Area	Leduc

Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6V4

### **Exterior**

Exterior	Mixed, See Remarks
Construction	Mixed, See Remarks

### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on July 28th, 2025 at 3:48pm MDT