

# \$799,000 - 108 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



108-6051 47 St, Leduc, AB

Main Floor Exterior Area 2882.10 sq ft  
Interior Area 2735.89 sq ft



0 8 16  
ft

PREPARED: 20241004

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

108-6051 47 St, Leduc, AB

2nd Floor Exterior Area 942.28 sq ft  
Interior Area 107.60 sq ft  
Excluded Area 1910.26 sq ft



0 8 16  
ft

PREPARED: 20241004

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Acres	0.00
Year Built	2008
Type	Industrial
Status	Active

### **Community Information**

Address	108 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	71
Zoning	Zone 81

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Listing information last updated on March 14th, 2025 at 10:47am MDT