

# \$1,190,000 - 16 5904 50 Street, Leduc

MLS® #E4420507

**\$1,190,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

West Commercial (Leduc), Leduc, AB

Two adjoining business industrial condo units, located in Leduc's bustling industrial district, offering a prime investment opportunity for versatile business space. Positioned on 50th Street, a key thoroughfare with significant commercial activity, the location ensures easy accessibility and proximity to other major amenities. Significant mezzanine space built out, and two 12'x14' grade doors. Excellent opportunity for investors or owner-users. \*Please note\* Property is being sold "as-is, where-is" at time of possession, with no warranties or representations.

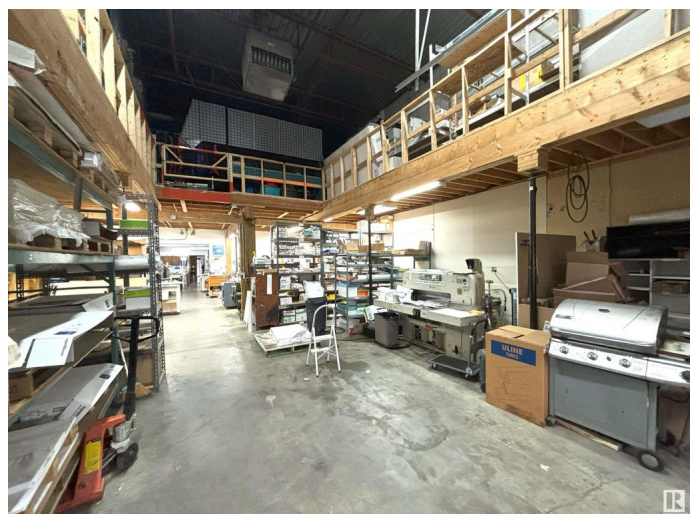
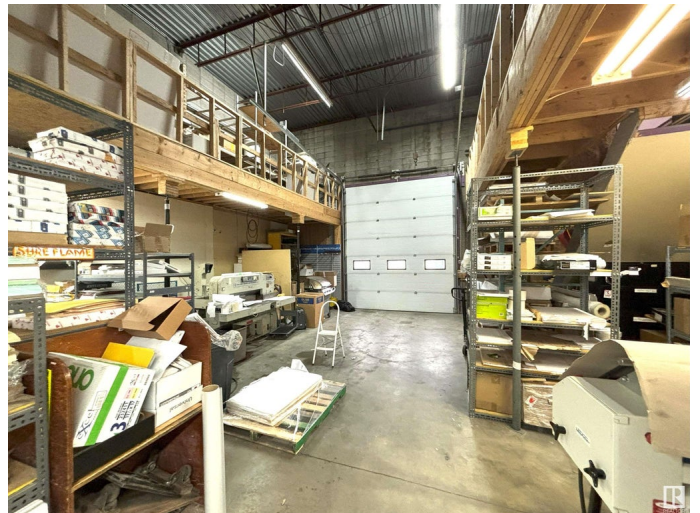
Built in 1977

## Essential Information

MLS® #	E4420507
Price	\$1,190,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Industrial
Status	Active

## Community Information

Address	16 5904 50 Street
Area	Leduc
Subdivision	West Commercial (Leduc)



City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R6

### **Exterior**

Exterior	Block, Metal
Construction	Block, Metal

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	37
Zoning	Zone 81

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Listing information last updated on March 14th, 2025 at 7:17am MDT