

## \$0 - 8 5901 50 Street, Leduc

MLS® #E4419229

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

Prime high-traffic location in the heart of Leduc on 50th Street! This 1,774 sq. ft. space in a bustling strip mall is perfect for office, retail, or daycare use. Currently built out for office functionality, it features a reception area, boardroom, file room, 9 private offices, a kitchenette/coffee bar, 2 washrooms, and a secure outdoor storage area. The layout is flexible, with removable office walls to create larger spaces if needed. As a corner unit, it boasts excellent street exposure, abundant natural light from south-facing windows, and is ideal for prominent signage. The complex also offers ample parking for staff and clients.

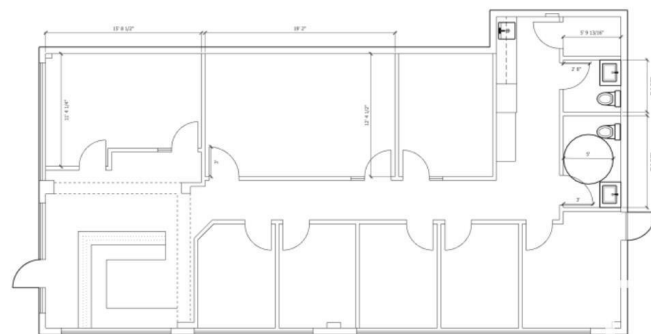
Built in 1998

### Essential Information

MLS® #	E4419229
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Retail
Status	Active

### Community Information

Address	8 5901 50 Street
Area	Leduc
Subdivision	Willow Park_LEDU



City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8E3

### **Exterior**

Exterior	Brick
Construction	Brick

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	98
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 9:17pm MDT