

\$0 - 108 6051a 47 Street, Leduc

MLS® #E4461452

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

West Commercial (Leduc), Leduc, AB

High Visibility Property with Prime Exposure. Steel Framed building features a reception area, 2 offices, mezzanine level with kitchenette, 2 washrooms- one on main floor and one on mezzanine level, WAREHOUSE bay with 16' (w) x 18' (H) OVERHEAD door, 26" high ceilings, 3 phase 600V power, radiant heating, floor drain, LED Lighting, 10 Ton Crane ready, city water and sewer, sprinkler system throughout, security system roughed in, Air conditioning in front office and mezzanine. 2 assigned energized parking stalls with additional customer parking in front. Total of 3824 SF, with 2882 SF main and 942 SF mezzanine. Located in Leduc, making it a perfect opportunity for a range of professional and commerical endeavors.

Built in 2008

Essential Information

MLS® #	E4461452
Lease Rate	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Office
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	October 8th, 2025
Days on Market	17
Zoning	Zone 81

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Listing information last updated on October 25th, 2025 at 2:02am MDT