

SUITE # 101 - 4710 50 STREET

LEDUC, AB



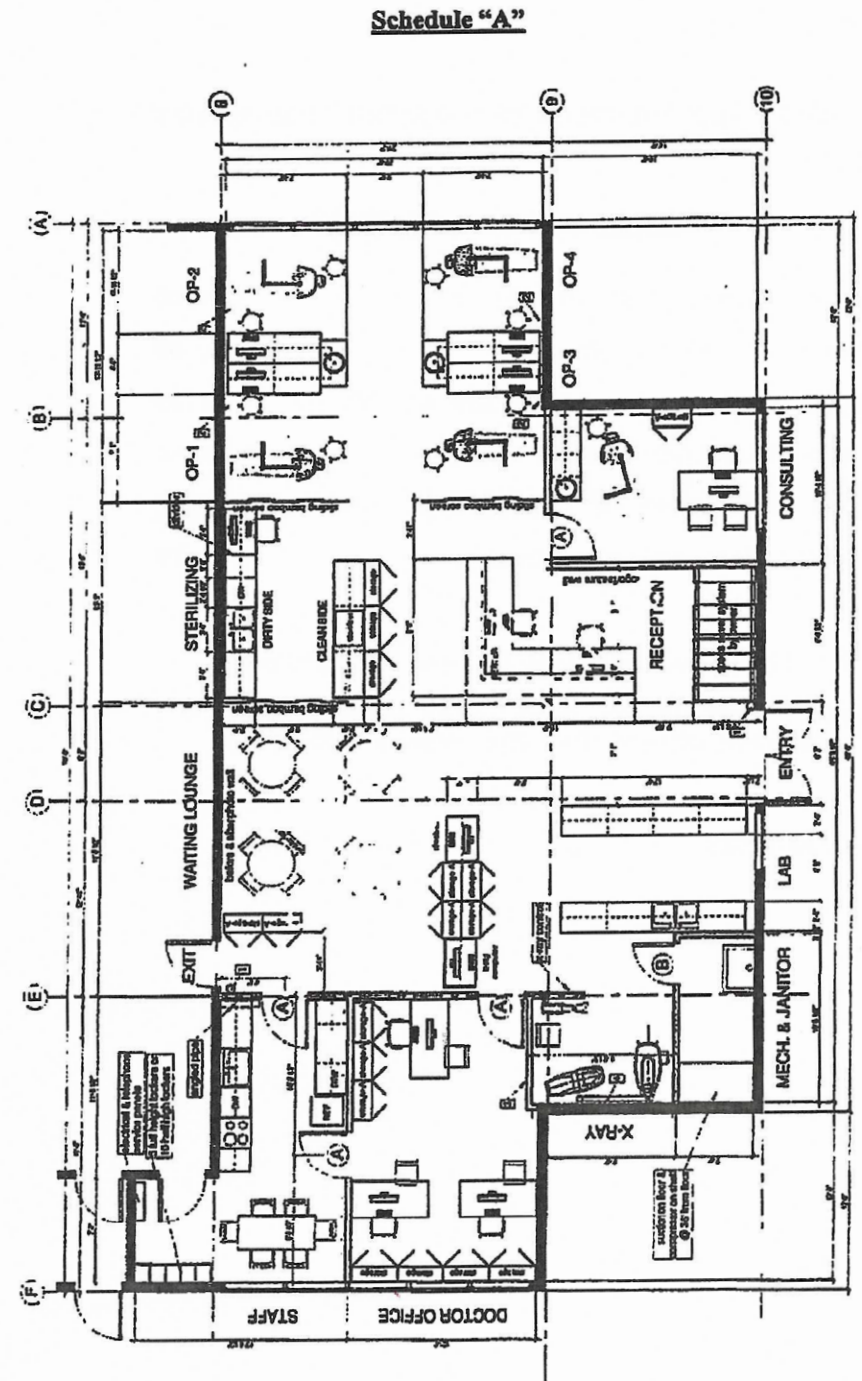
FOR SUBLEASE

**2,266 SF FULLY FIXTURED DENTAL/
MEDICAL SPACE FOR SUB-LEASE**

PROPERTY HIGHLIGHTS

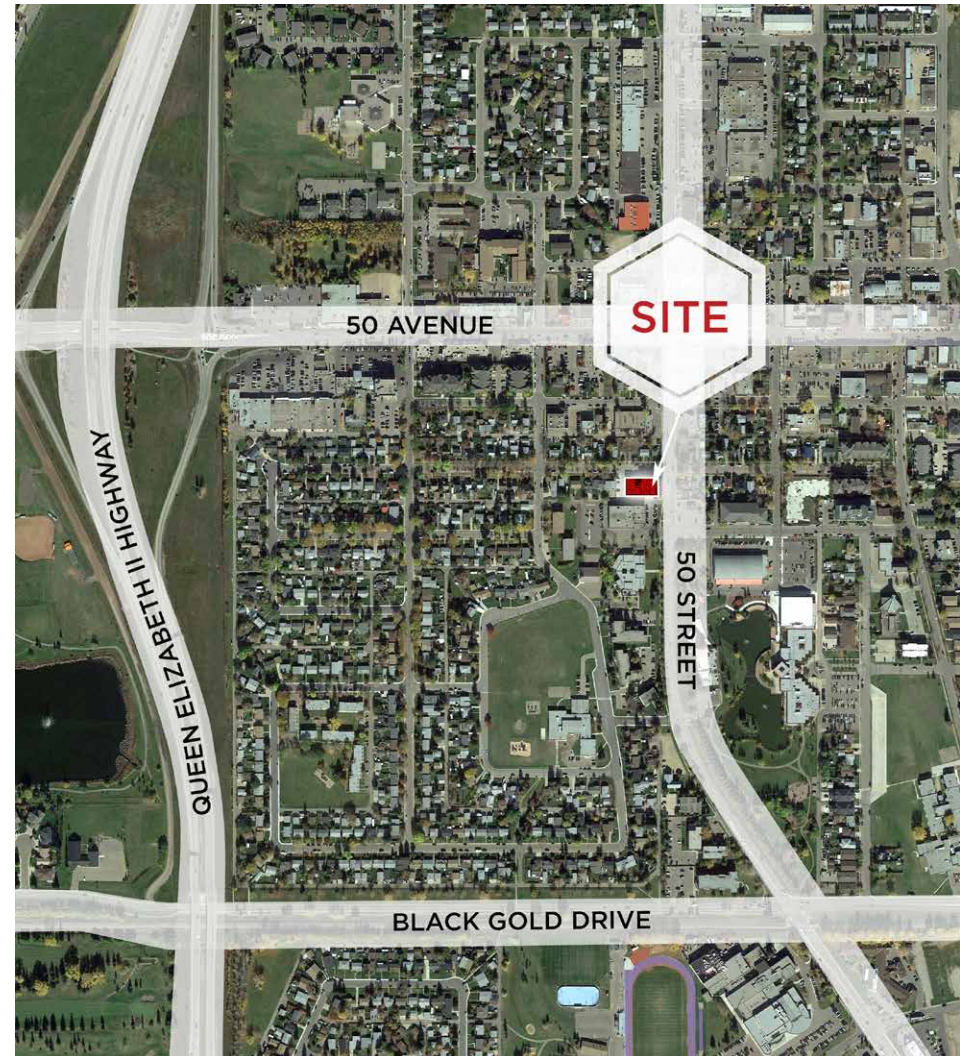
- Main floor suite with an exclusive entrance to the premises
- Lease expiry: August 31, 2027
- Signage opportunities available
- Sufficient parking at no additional cost
- Close proximity to the Edmonton International Airport
- Convenient access to Queen Elizabeth II Highway

FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS	SUITE 101 - 4710 50 STREET, LEDUC, AB
LEASE AREA	MAIN FLOOR - 2,266 SF
LEASE RATE	MARKET
OPERATING COSTS	\$9.18 PER SF (2025) PLUS JANITORIAL.
PARKING	SUFFICIENT PARKING AT NO ADDITIONAL CHARGE
SIGNAGE	GREAT OPPORTUNITY AVAILABLE





CONTACT

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