

UP TO 9.750 SF AVAILABLE!

PROPERTY HIGHLIGHTS

- Join Dickey's Barbeque Pit, Cosmic Pizza & Donair, Taco Time, Macao Imperial Tea, Gold Valley Daycare & OSC, AHL Pharmacy, Leading Edge Physiotherapy and other specialty users
- 870 SF 9,750 SF available
- Strategically located along Black Gold Drive which sees an average of 3,000 vehicles per day
- CSC Commercial Shopping Centre zoning allows for a large variety of uses
- Additional Rent: \$12.00 per SF (Estimated 2024)

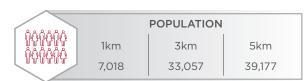
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DEMOGRAPHICS



HOUSEHOLDS		
1km	3km	5km
2,881	11,692	13,802





VEHICLES PER DAY

3,000 VPD on Black Gold Drive

PROPERTY DETAILS

Municipal Address: 4812 43A Avenue, Leduc, AB

Legal Description: Plan 6348MC, Lot 4

Zoning: CSC - Commercial Shopping

Centre

Neighbourhood: Alexandra Park

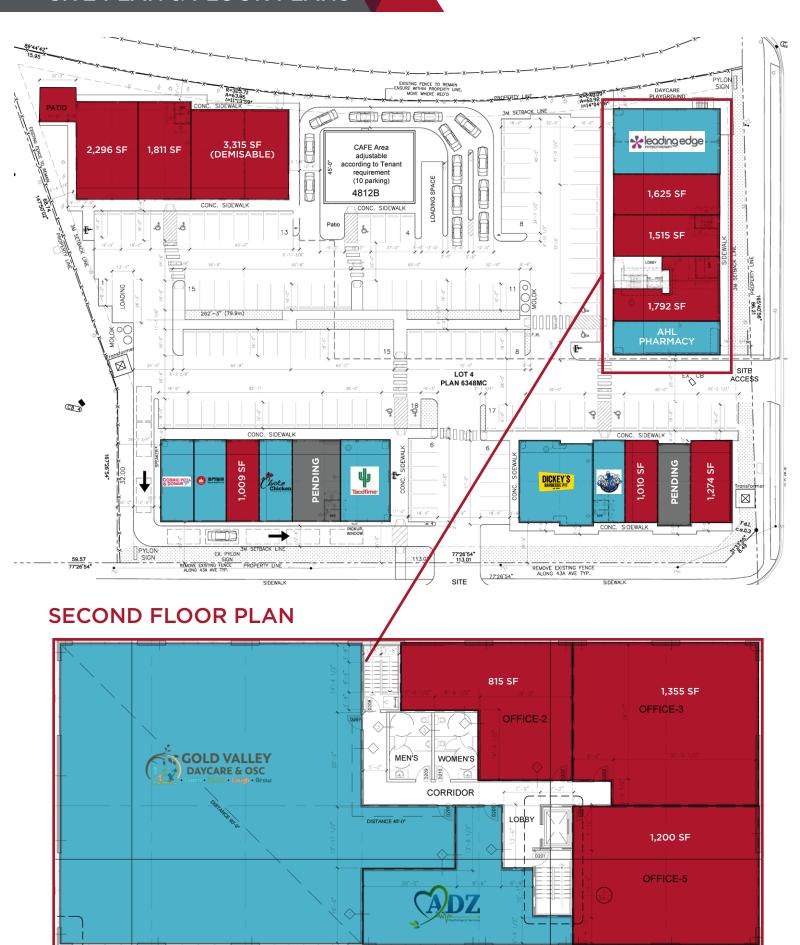
Parking: Ample

Lot Area: 2.7 Acres

AERIAL



SITE PLAN & FLOOR PLANS













Edmonton

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