

FOR LEASE



LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB

FROM 1,076 SF - 3,547 SF



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PROPERTY HIGHLIGHTS

Leduc Crossroads is a well-positioned commercial property located prominently along 50th Street, a key arterial roadway in Leduc. This high-visibility location benefits from over 1,300 vehicles per hour, ensuring strong exposure for businesses operating within the site.

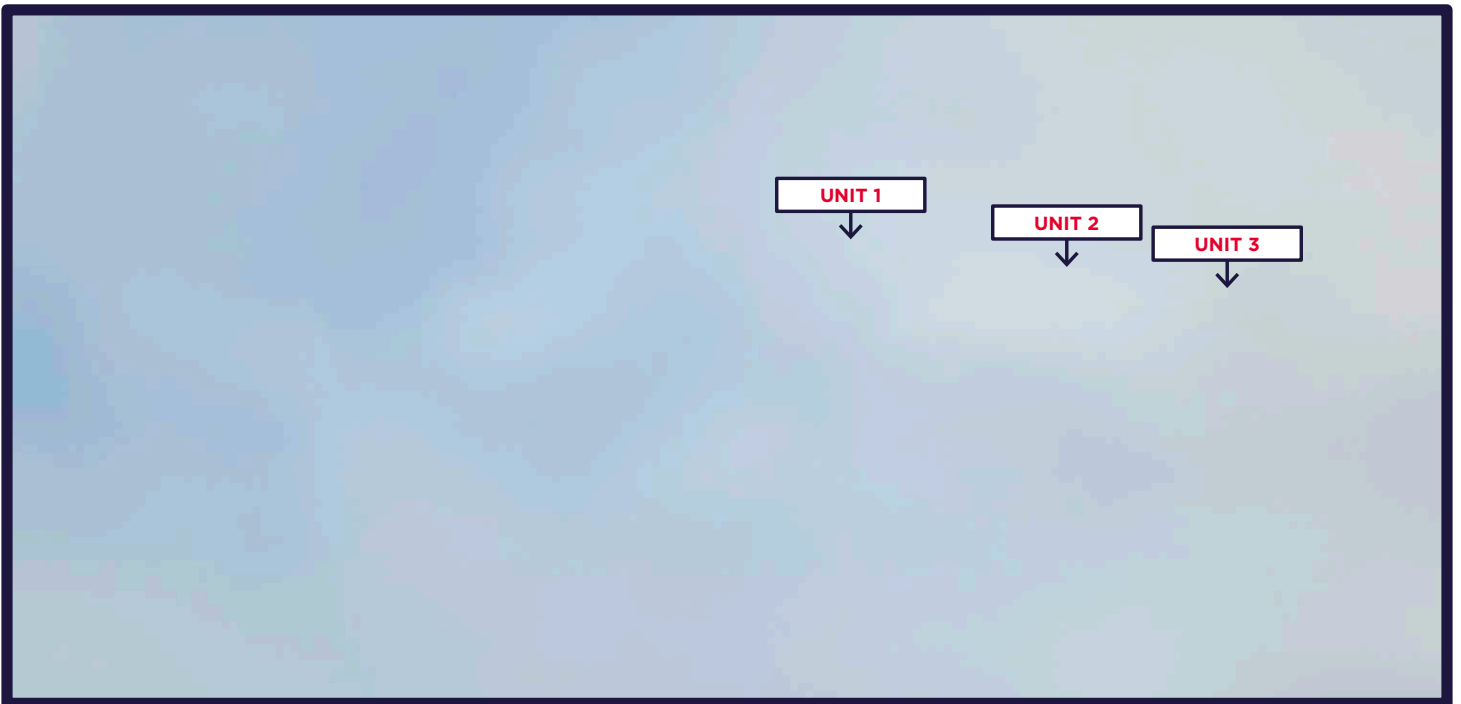
Key Features: Positioned along 50th Street, providing excellent exposure and accessibility.

Flexible Zoning: General Commercial (GC) zoning allows for a wide variety of retail, service, and office uses.

Ample Parking: 23 on-site parking stalls.

Multiple Access Points: Easy entry and exit with access from both the West and East sides of the property.

Signage: Facade and pylon signage available.



PROPERTY DETAILS

Legal Description: Plan: 7722434, Block: N, Lot: 5

Zoning: GC - General Commercial

Building Size:
Unit 1: 1,076 SF
Unit 2: 1,215 SF
Unit 3: 1,201 SF
Total: 3,547 SF

Possession: Immediately

Parking Area: 23 Parking Stalls

Total Building Area: 4,971 SF

Base Rent: Market

Additional Rent: \$19.06/SF (2025)

Signage: Facade & Pylon

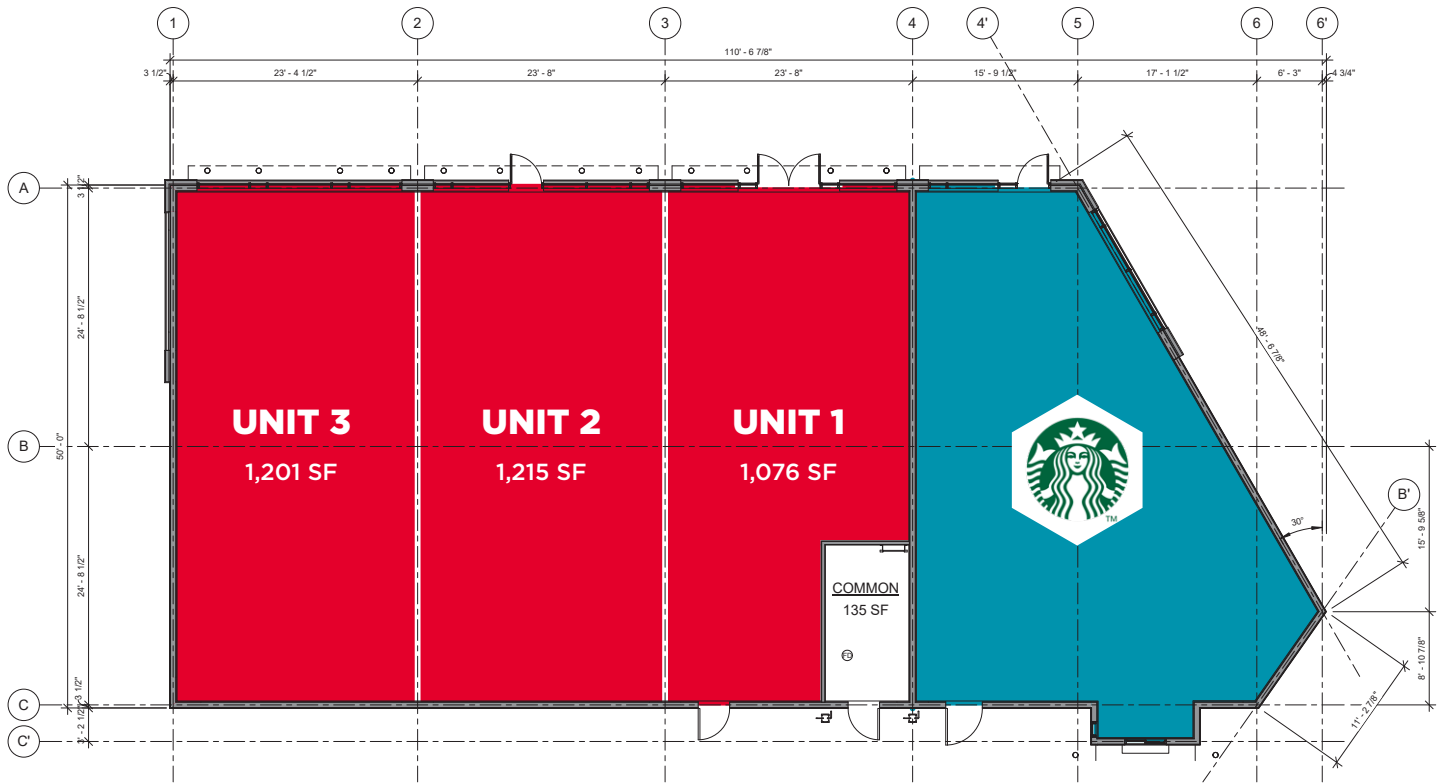
Built: 2012

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SITE PLAN



DEMOGRAPHICS



HOUSEHOLDS

1km	3km	5km
786	7,748	14,210



POPULATION

1km	3km	5km
1,995	20,105	40,174



AVERAGE INCOME

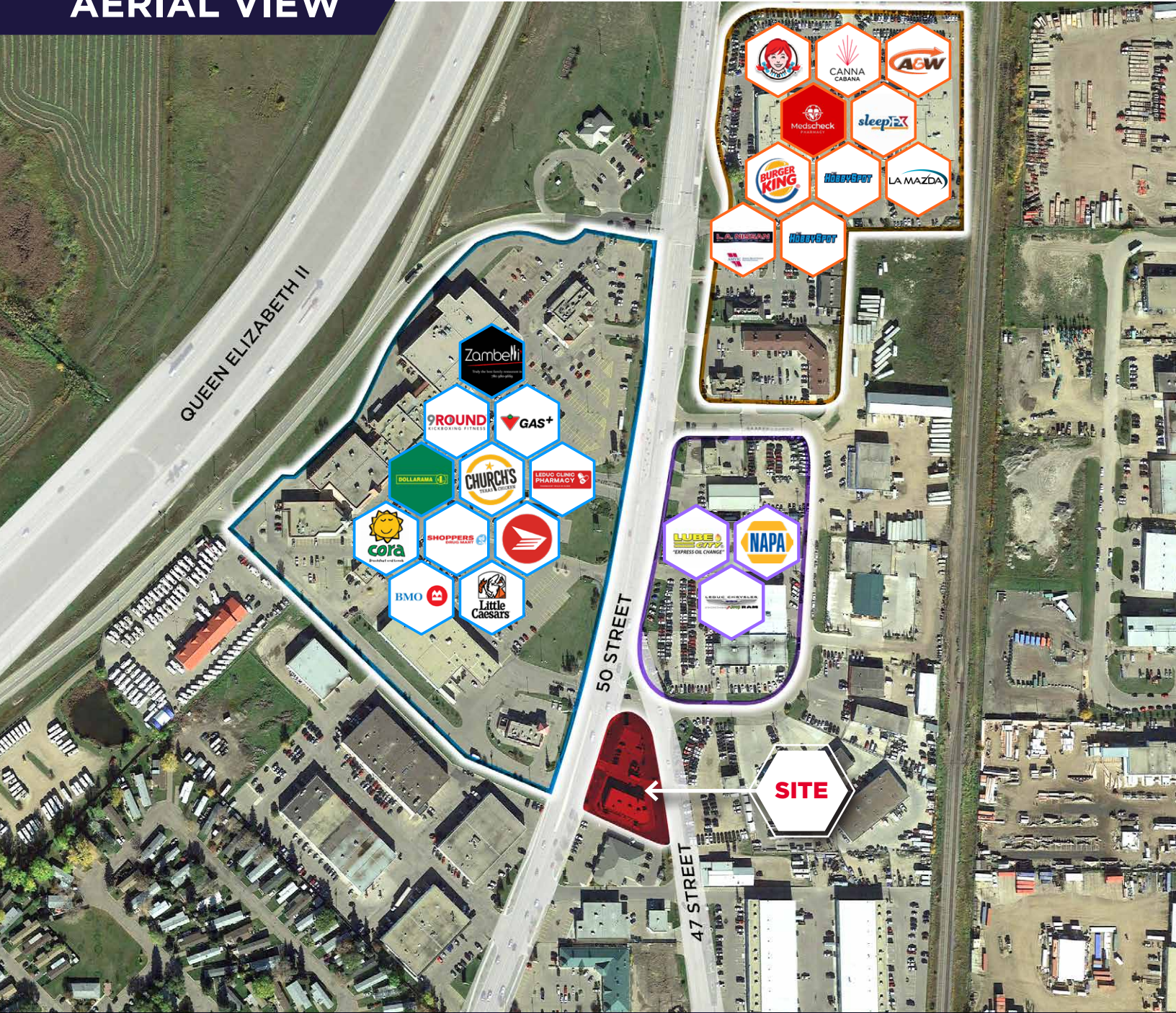
1km	3km	5km
\$108,112	\$123,068	\$138,972

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AERIAL VIEW



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