

LEDUC CROSSROADS

6056 47 STREET, LEDUC, AB





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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 2: 1,215 SF

Unit 3: 1,201 SF **Total: 2,416 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

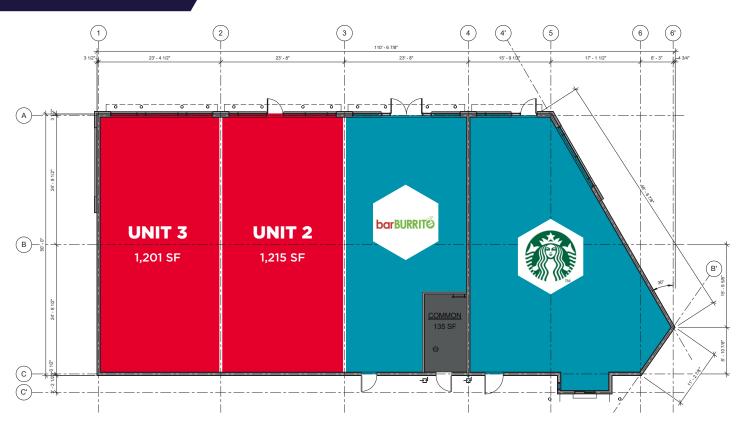
Built: 2012

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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

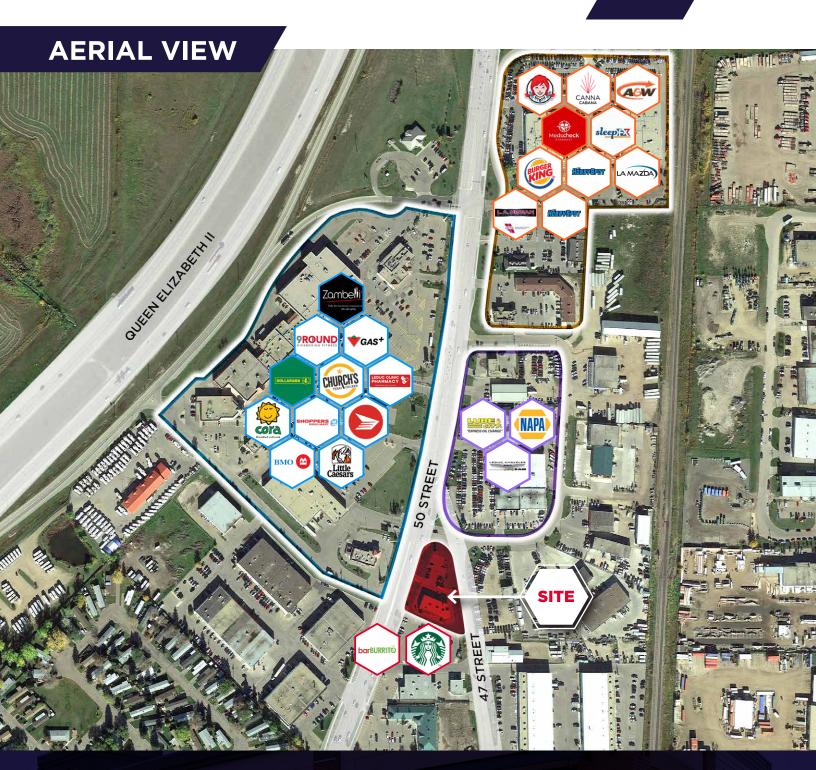


AVERAGE INCOME

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

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