

FOR SALE



PRICE REDUCED

5001 50 STREET BEAUMONT, AB

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5010 50 AVENUE LEDUC, AB



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 **CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY HIGHLIGHTS

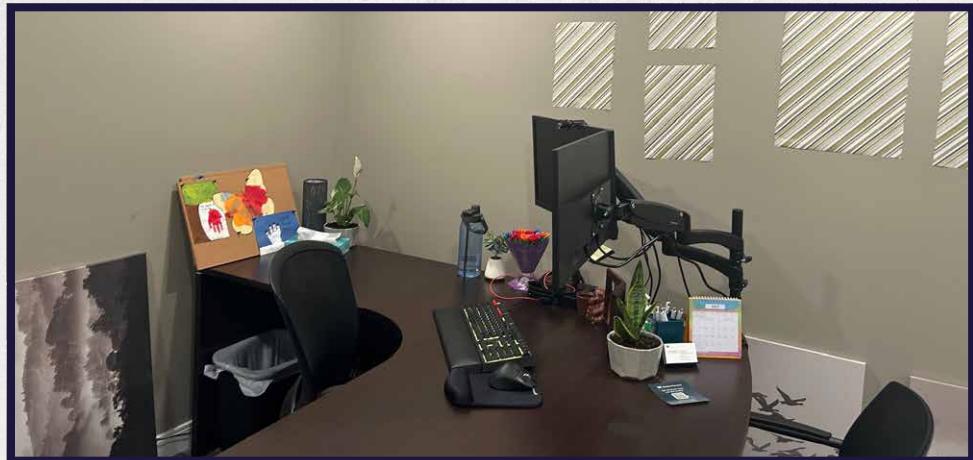
- Two property package, Leduc and Beaumont
- Vendor's preference is to sell the properties together as a package, but will sell them separately
- Fully leased and stable income
- Westland Insurance is the anchor tenant in both properties
- Significant interior renovations completed to the Leduc property in 2024
- Excellent parking
- Just over \$122,000 combined net income
- Contact listing associates to obtain more information and rent roll

LIST PRICE: \$2,050,000



LEDUC PROPERTY

BEAUMONT PROPERTY

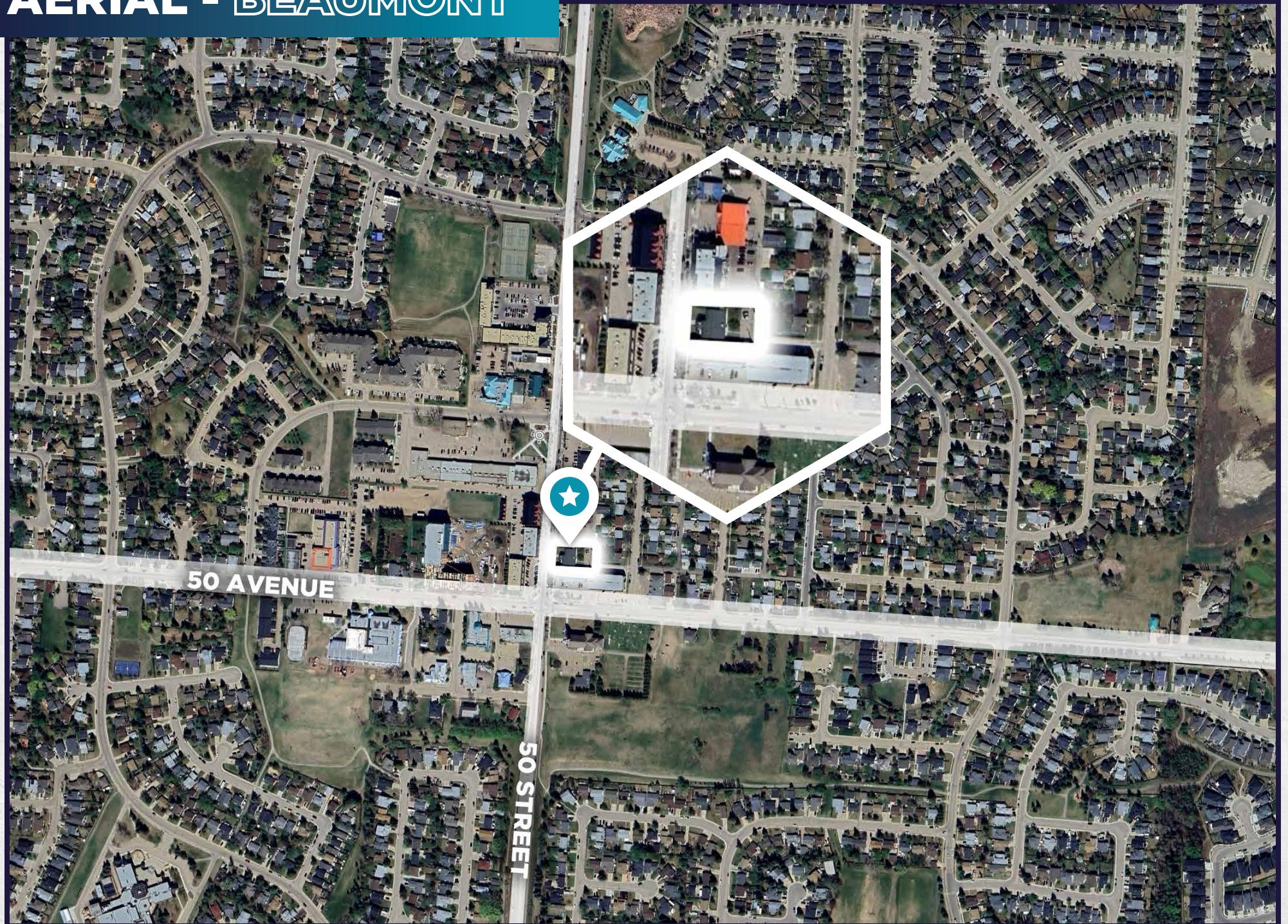


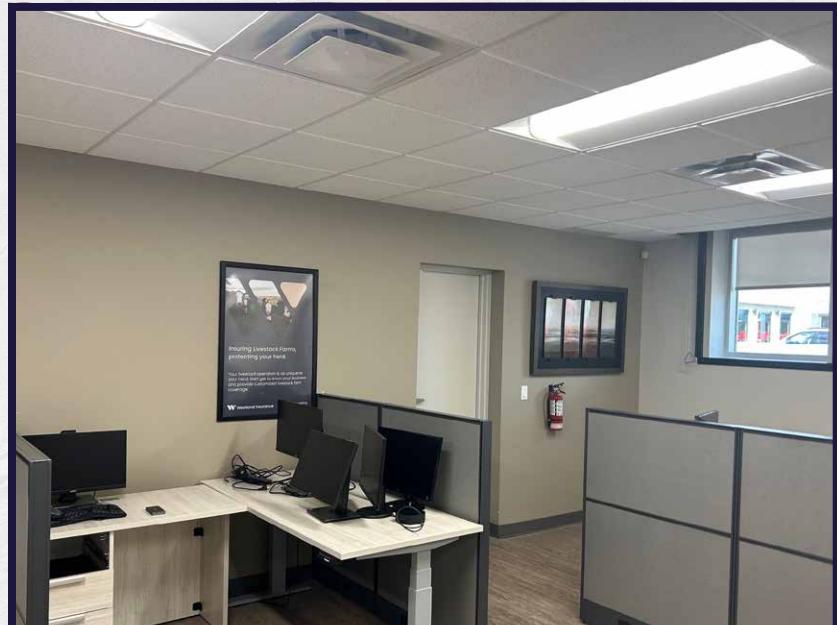
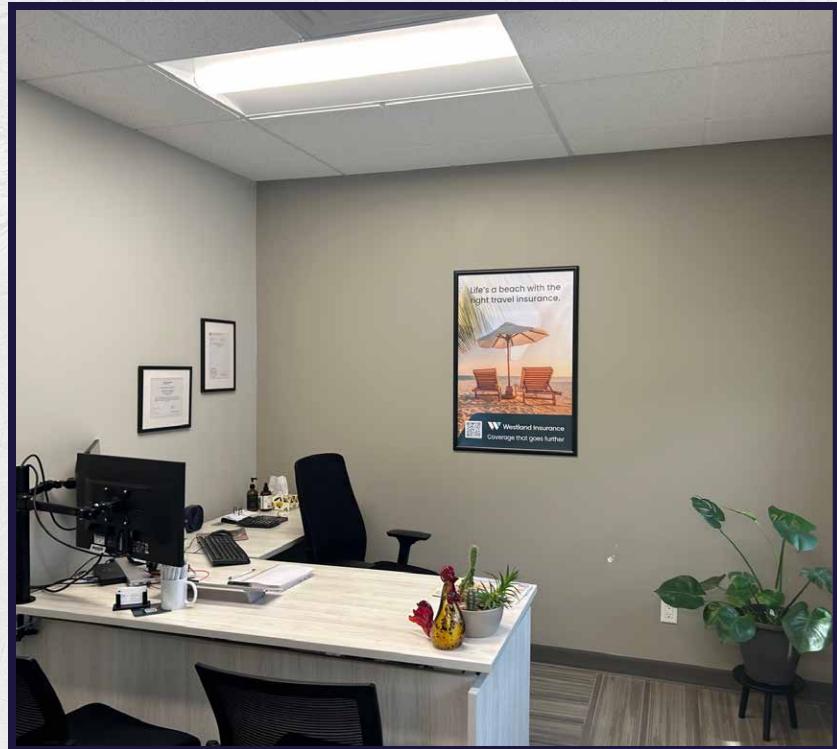
BEAUMONT PROPERTY PRICE: \$1,150,000

BEAUMONT PROPERTY DETAILS

MUNICIPAL ADDRESS	5001 - 50 STREET BEAUMONT, AB
LEGAL DESCRIPTION	PLAN 8445ET, BLOCK 1, LOT 5
ZONING	MAIN STREET DISTRICT
PROPERTY TYPE	RETAIL
LOT SIZE	± 12,000 SF
BUILDING AREA	± 3,186 SF
PROPERTY TAXES	\$13,244.03 (2025)

AERIAL - BEAUMONT



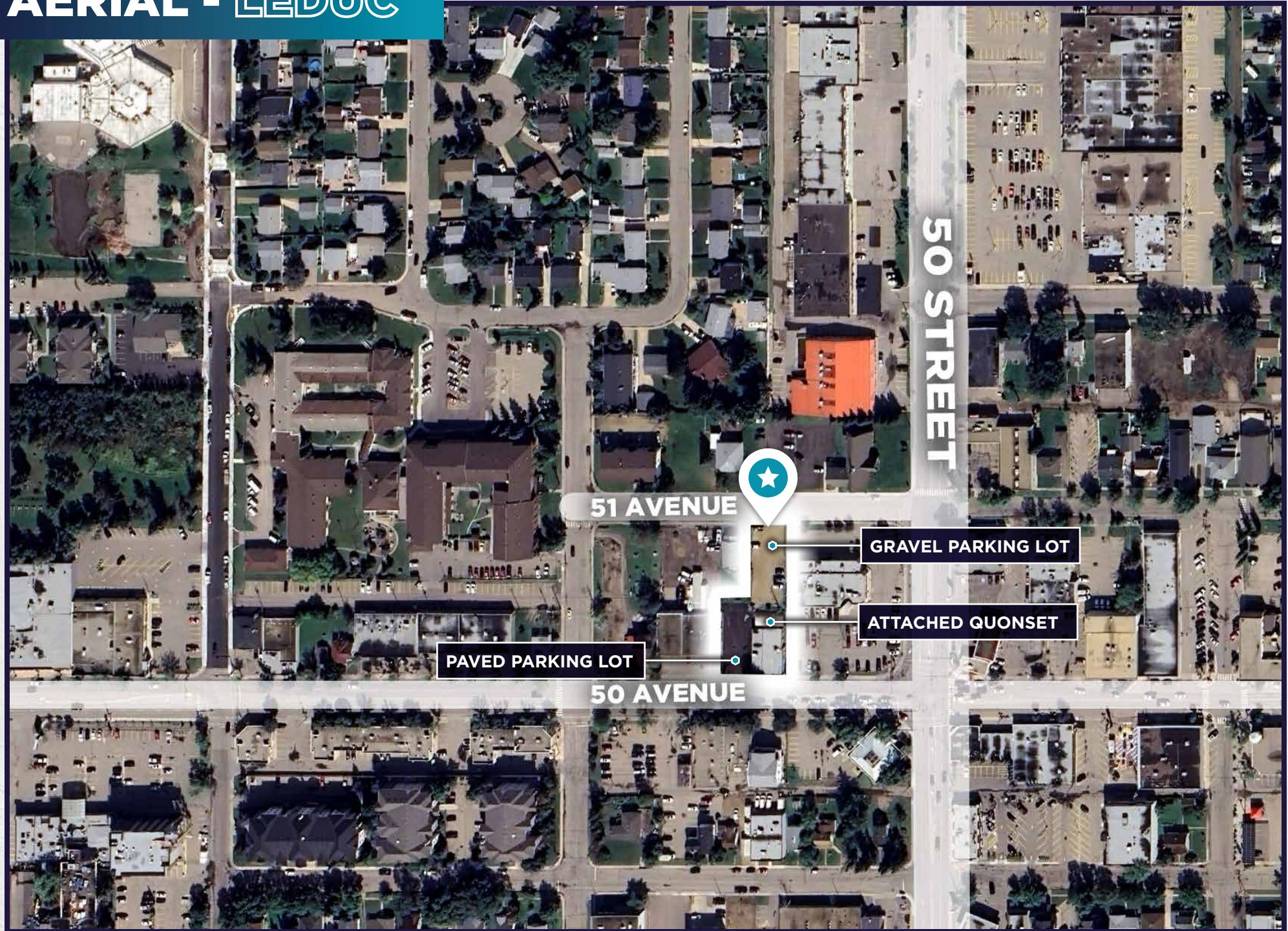


LEDUC PROPERTY PRICE: \$975,000

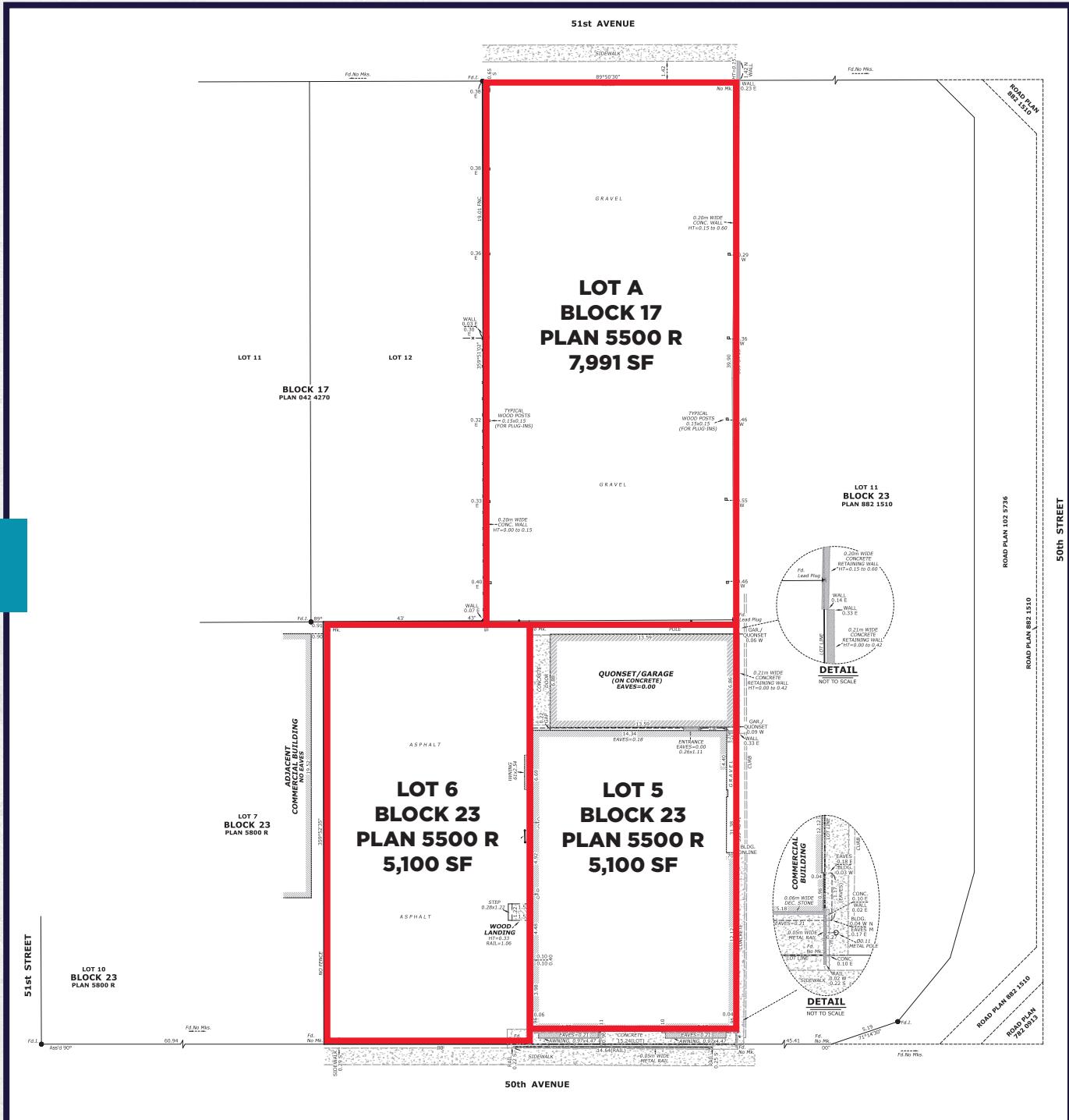
LEDUC PROPERTY DETAILS

MUNICIPAL ADDRESS	5010 - 50 AVENUE LEDUC, AB
LEGAL DESCRIPTION	LOT: 5; BLOCK: 23, PLAN: 5500R (BUILDING AND PARKING LOT) LOT A; BLOCK 17; PLAN 5800R (PARKING LOT)
ZONING	CENTRAL BUSINESS DISTRICT
PROPERTY TYPE	RETAIL
BUILDING LOT SIZE	± 11,500 SF
PARKING LOT SIZE	± 6,875 SF
BUILDING AREA	± 3,587 SF
PROPERTY TAXES	\$10,025.51 (2025)

AERIAL - LEDUC



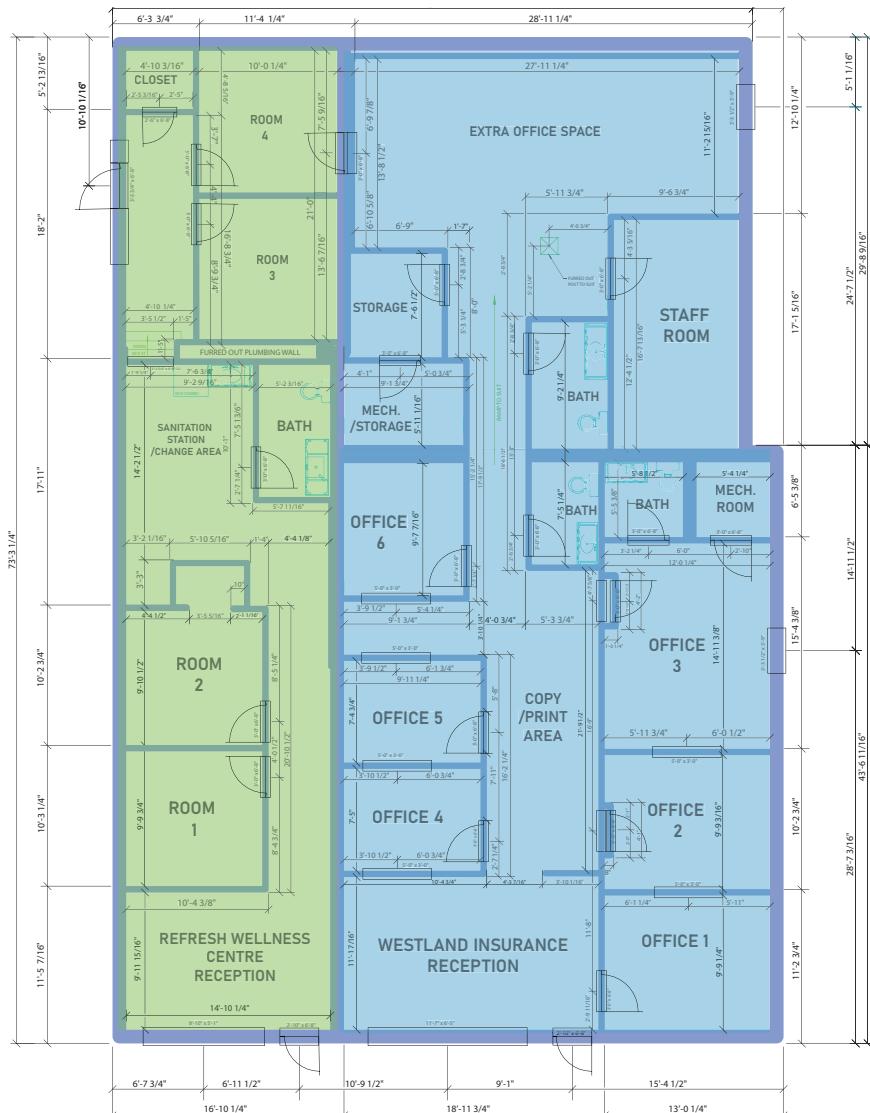
LOTS FOR SALE



KEEP IN TOUCH

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**FLOOR PLAN
5010 50 AVENUE, LEDUC, AB**



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