



## 5008 48A Street Leduc AB

\$625,000

Rare 2,400 SF +/- freestanding building in downtown Leduc. Perfect for either retail or office use. Currently demised into a 1,600 SF space and 800 SF space. Currently used as open office space for an insurance agency with a commercial kitchen space for the smaller unit. Great opportunity for an owner/user!

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

ianfletcher@maxwellcommercial.ca  
a  
<http://www.edmontonrealtyadvisors.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net